

Executive Summary Report

Characteristics-Based Market Adjustment for 2003 Assessment Roll

Area Name / Number: Hollywood Hills/Lake O the Woods / 72

Previous Physical Inspection: 2002

Sales - Improved Summary:

Number of Sales: 476

Range of Sale Dates: 1/2001 - 12/2002

Sales – Improved Valuation Change Summary						
	Land	Imps	Total	Sale Price	Ratio	COV*
2002 Value	\$180,600	\$366,200	\$546,800	\$566,300	96.6%	10.72%
2003 Value	\$186,400	\$372,700	\$559,100	\$566,300	98.7%	10.38%
Change	+\$5,800	+6,500	+\$12,300		+2.1%	-0.34%
% Change	+3.2%	+1.8%	+2.2%		+2.2%	-3.17%

*COV is a measure of uniformity; the lower the number the better the uniformity. The negative figures of -0.34% and -3.17% represent an improvement.

Sales used in this analysis: All sales of one to three unit residences on residential lots which were verified as, or appeared to be market sales were considered for the analysis. Individual sales that were excluded are listed later in this report. Multi-parcel sales, multi-building sales, mobile home sales, and sales of new construction where less than a 100% complete house was assessed for 2002 or any existing residence where the data for 2002 is significantly different from the data for 2003 due to remodeling were also excluded. In addition, the summary above excludes sales of parcels that had improvement value of \$10,000 or less posted for the 2002 Assessment Roll. This also excludes previously vacant and destroyed property partial value accounts.

Population - Improved Parcel Summary:

	Land	Imps	Total
2002 Value	\$188,500	\$329,200	\$517,700
2003 Value	\$194,500	\$335,800	\$530,300
Percent Change	+3.2%	+2.0%	+2.4%

Number of one to three unit residences in the Population: 4469

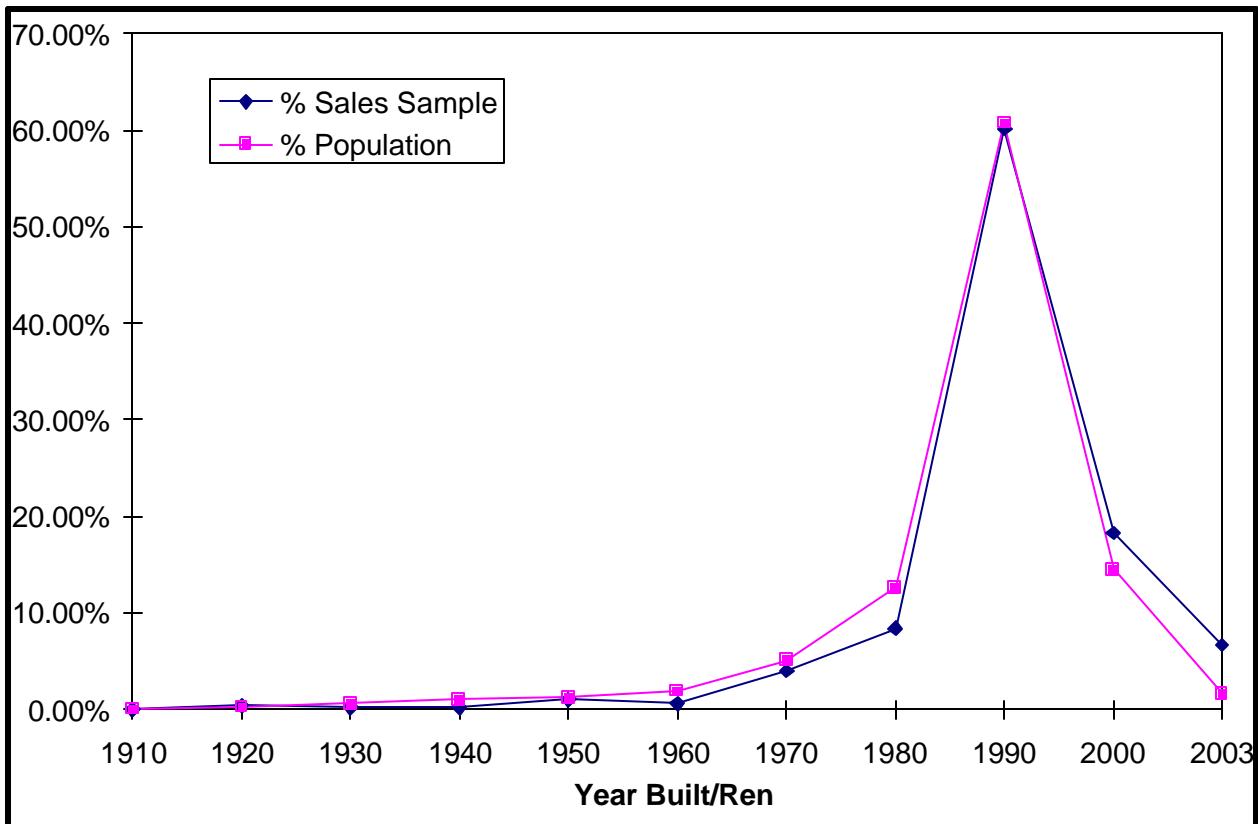
Summary of Findings: The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living area, views, waterfront, lot size, land problems and neighborhoods. The analysis results showed that characteristic-based variables needed to be included in the update formula in order to improve the uniformity of assessments throughout the area. For instance, Grade 12 improvements in Average Condition had higher average ratios (assessed value/sales price) than the other homes, so the formula adjusts these properties upward less than others, thus improving equalization.

The Annual Update Values described in this report improve assessment levels, uniformity and equity. The recommendation is to post those values for the 2003 assessment roll.

Sales Sample Representation of Population - Year Built or Year Renovated

Sales Sample		
Year Built/Ren	Frequency	% Sales Sample
1910	0	0.00%
1920	2	0.42%
1930	1	0.21%
1940	1	0.21%
1950	5	1.05%
1960	3	0.63%
1970	19	3.99%
1980	40	8.40%
1990	286	60.08%
2000	87	18.28%
2003	32	6.72%
	476	

Population		
Year Built/Ren	Frequency	% Population
1910	5	0.11%
1920	12	0.27%
1930	29	0.65%
1940	46	1.03%
1950	57	1.28%
1960	88	1.97%
1970	230	5.15%
1980	564	12.62%
1990	2715	60.75%
2000	649	14.52%
2003	74	1.66%
	4469	

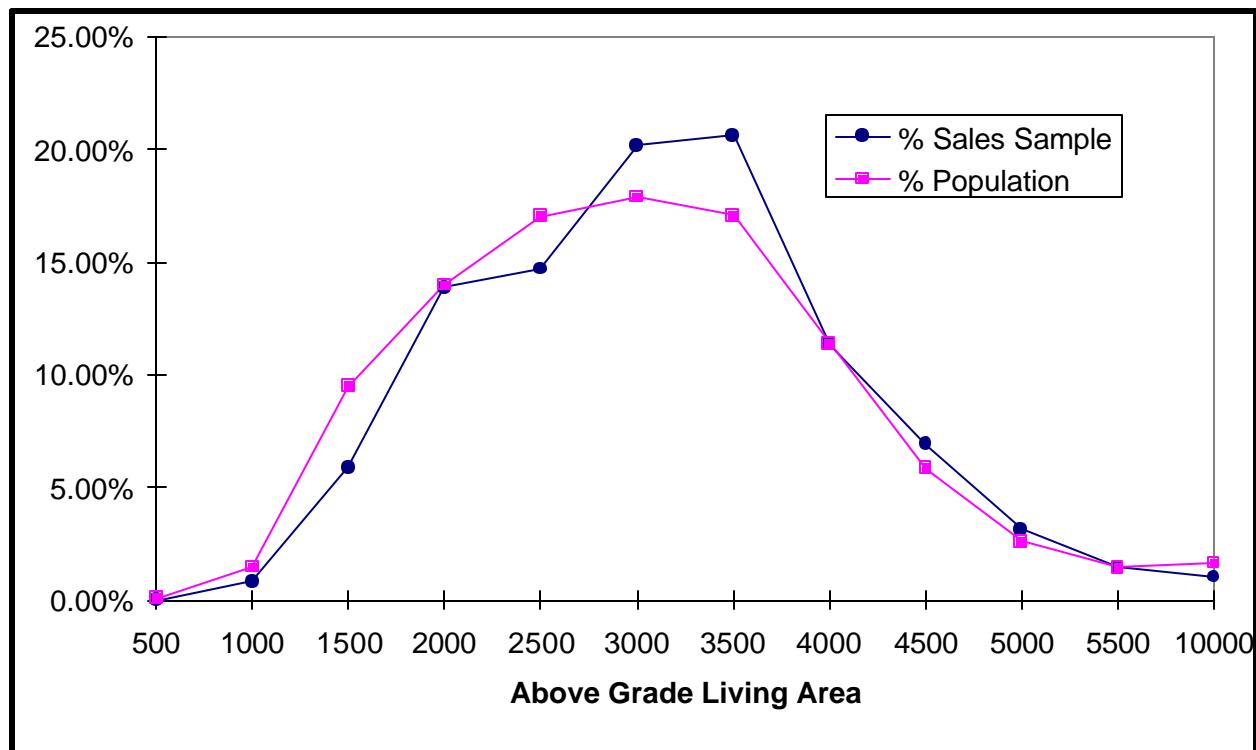


Sales of new homes built in the last ten years are over-represented in this sample. This is a common occurrence due to the fact that most new homes will sell shortly after completion.

Sales Sample Representation of Population - Above Grade Living Area

Sales Sample		
AGLA	Frequency	% Sales Sample
500	0	0.00%
1000	4	0.84%
1500	28	5.88%
2000	66	13.87%
2500	70	14.71%
3000	96	20.17%
3500	98	20.59%
4000	54	11.34%
4500	33	6.93%
5000	15	3.15%
5500	7	1.47%
10000	5	1.05%
	476	

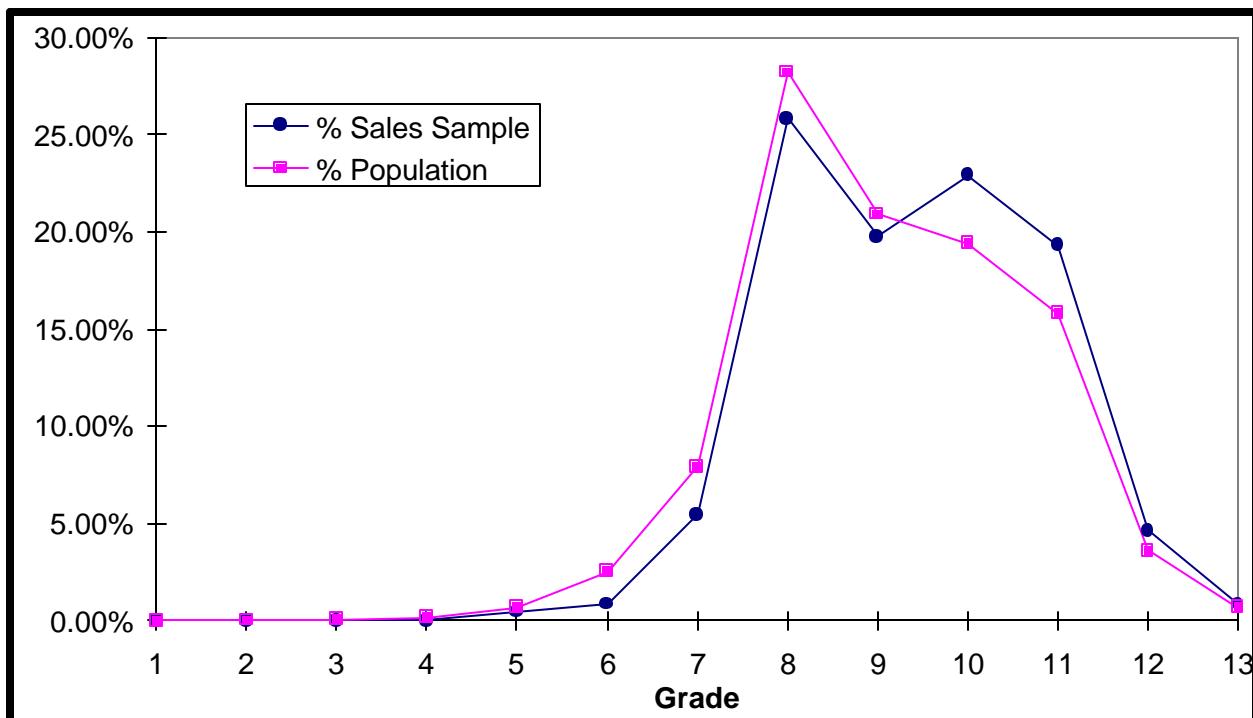
Population		
AGLA	Frequency	% Population
500	5	0.11%
1000	67	1.50%
1500	424	9.49%
2000	625	13.99%
2500	761	17.03%
3000	799	17.88%
3500	762	17.05%
4000	508	11.37%
4500	262	5.86%
5000	117	2.62%
5500	65	1.45%
10000	74	1.66%
	4469	



The sales sample frequency distribution follows the population distribution very closely with regard to Above Grade Living Area. This distribution is ideal for both accurate analysis and appraisals.

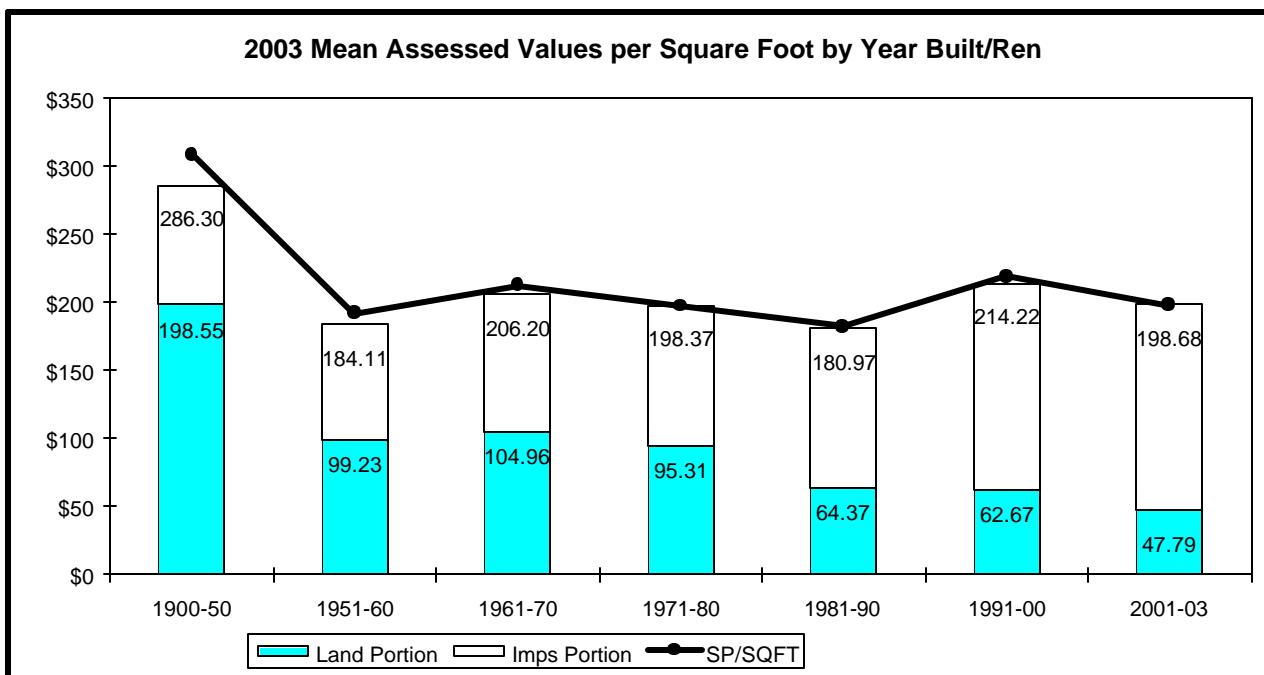
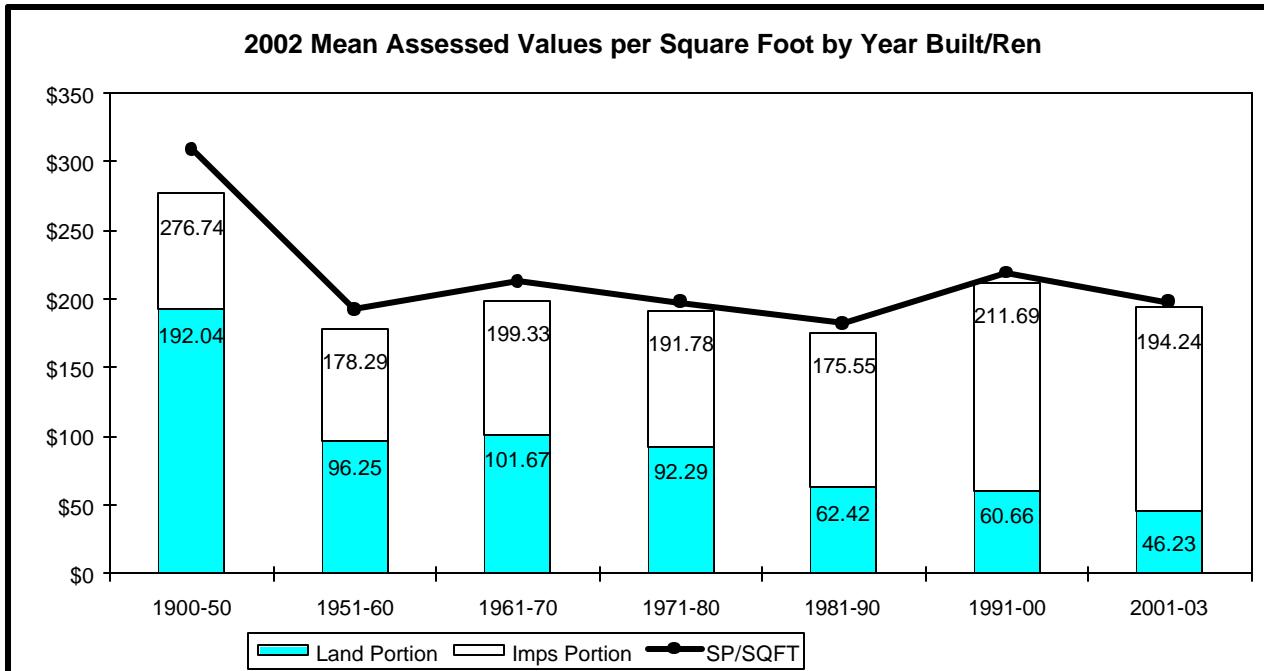
Sales Sample Representation of Population - Grade

Sales Sample			Population		
Grade	Frequency	% Sales Sample	Grade	Frequency	% Population
1	0	0.00%	1	0	0.00%
2	0	0.00%	2	1	0.02%
3	0	0.00%	3	2	0.04%
4	0	0.00%	4	7	0.16%
5	2	0.42%	5	31	0.69%
6	4	0.84%	6	113	2.53%
7	26	5.46%	7	354	7.92%
8	123	25.84%	8	1261	28.22%
9	94	19.75%	9	935	20.92%
10	109	22.90%	10	868	19.42%
11	92	19.33%	11	707	15.82%
12	22	4.62%	12	160	3.58%
13	4	0.84%	13	30	0.67%
	476			4469	



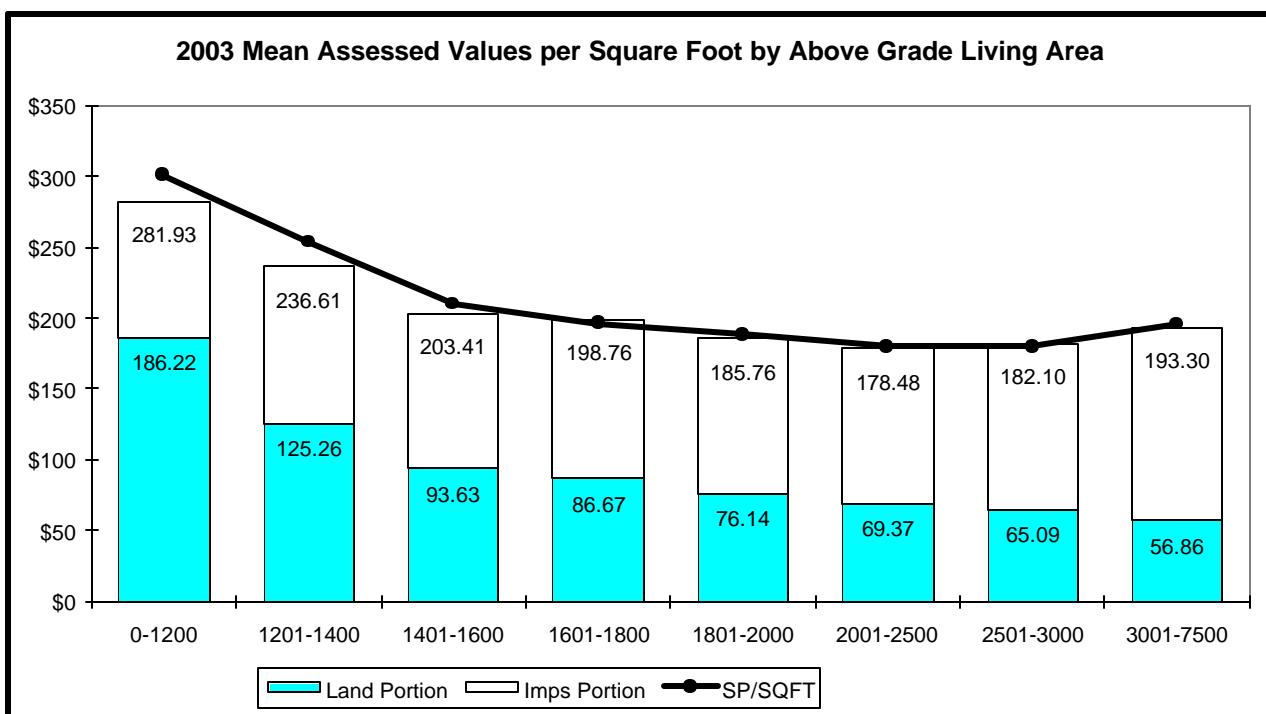
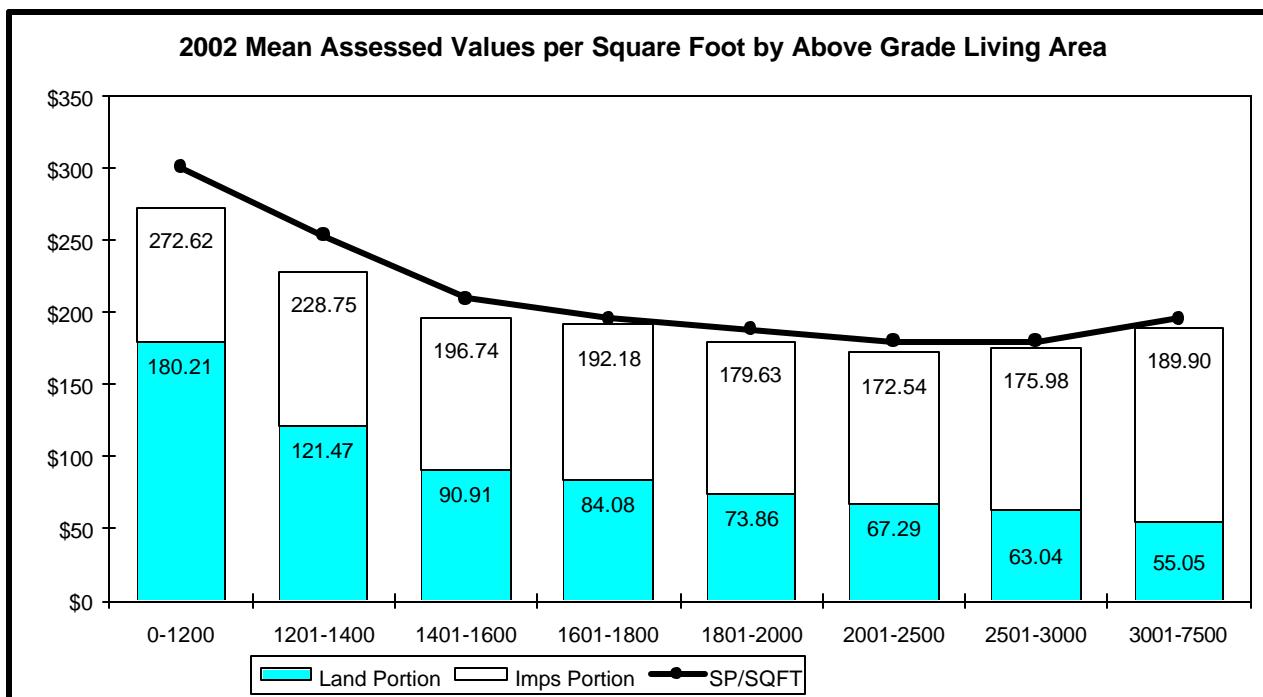
The sales sample frequency distribution follows the population distribution very closely with regard to Building Grade. This distribution is ideal for both accurate analysis and appraisals.

***Comparison of 2002 and 2003 Per Square Foot Values
By Year Built or Year Renovated***



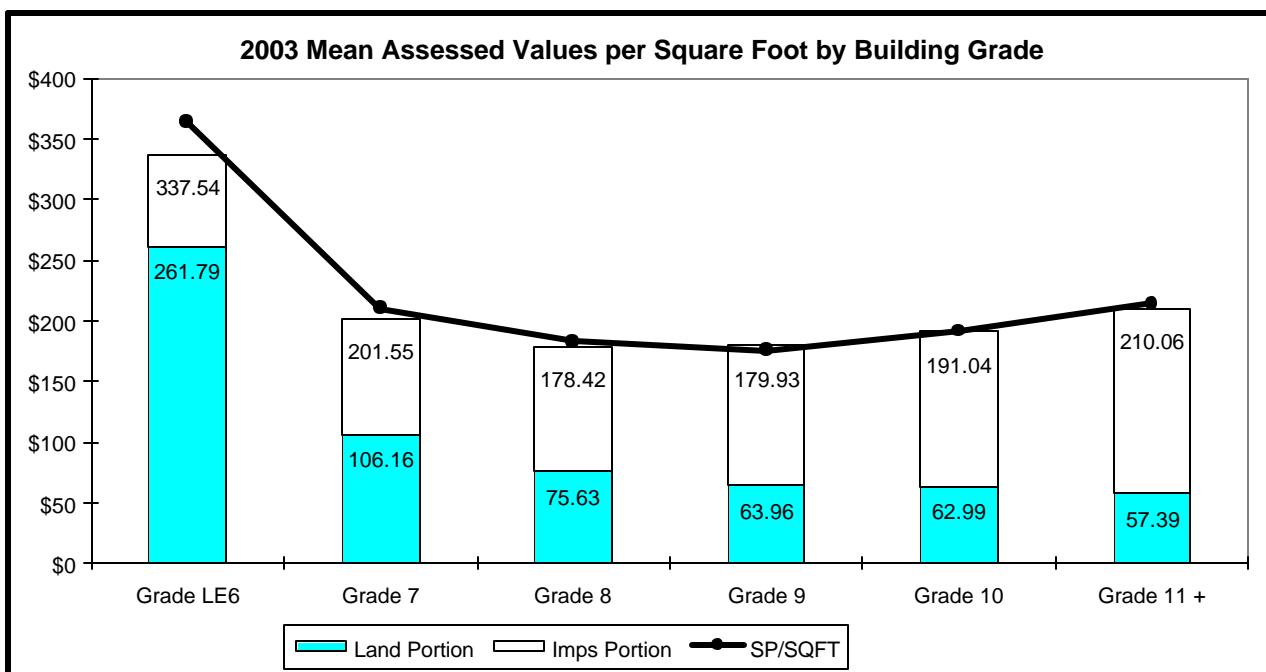
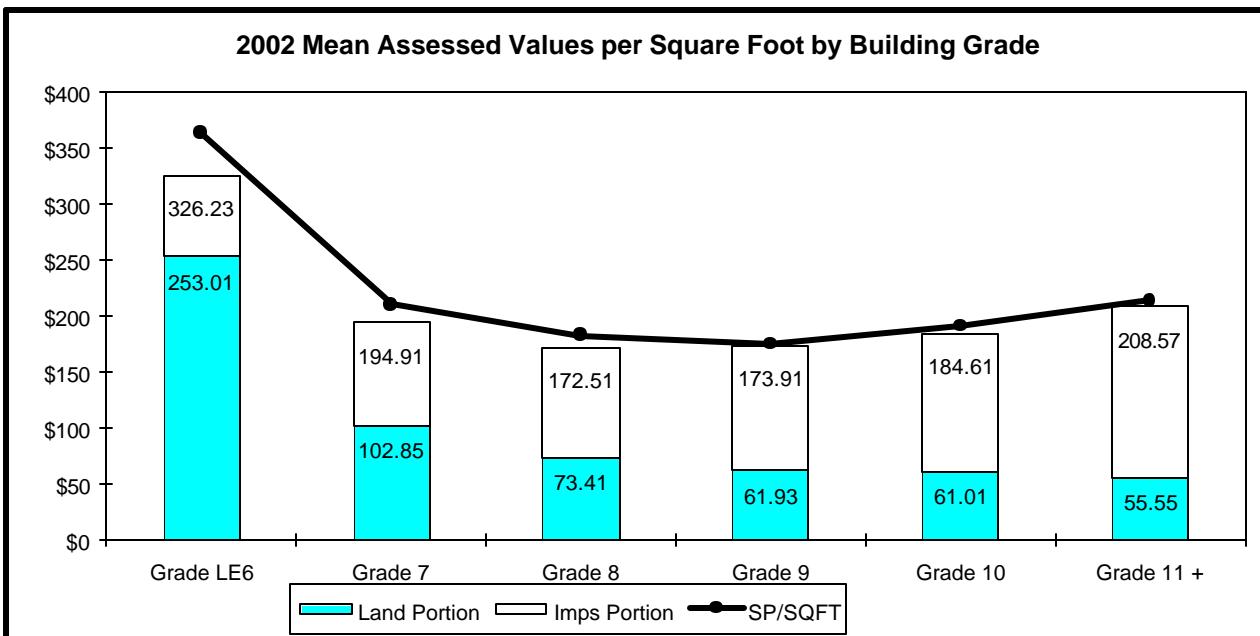
These charts clearly show an improvement in assessment level and uniformity by Year Built as a result of applying the 2003 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

**Comparison of 2002 and 2003 Per Square Foot Values
By Above Grade Living Area**



These charts clearly show an improvement in assessment level and uniformity by Above Grade Living Area as a result of applying the 2003 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

**Comparison of 2002 and 2003 Per Square Foot Values
By Building Grade**



These charts show an improvement in assessment level and uniformity by Building Grade as a result of applying the 2003 recommended values. There were only 6 sales of less than or equal to grade 6 homes. The values shown in the improvements portion of the chart represent the value for land and improvements.

Annual Update Process

Data Utilized

Available sales closed from 1/1/2001 through 12/31/2002 were considered in this analysis. The sales and population data were extracted from the King County Assessor's residential database.

Sales Screening for Improved Parcel Analysis

Improved residential sales removal occurred for parcels meeting the following criteria:

1. Commercially zoned parcels
2. Vacant parcels
3. Mobile home parcels
4. Multi-parcel or multi-building sales
5. New construction where less than a 100% complete house was assessed for 2002
6. Existing residences where the data for 2002 is significantly different than the data for 2003 due to remodeling
7. Parcels with improvements value, but no building characteristics
8. Others as identified in the sales deleted list

See the attached Improved Sales Used in this Annual Update Analysis and Improved Sales Removed from this Annual Update Analysis at the end of this report for more detailed information.

Land update

Based on the constant from the improved property model, available vacant sales in the area, and along with allocation methodology, a market adjustment for land was derived. This resulted in an overall 3.2% increase in land assessments in the area for 2003. The formula is:

2003 Land Value = 2002 Land Value *1.035, with the result rounded down to the next \$1,000.

Improved Parcel Update

The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living areas, views, waterfront, lot size, land problems and neighborhoods. Upon completion of the initial review, characteristics that indicated an area of possible adjustment were further analyzed using NCSS Statistical Software diagnostic and regression tools in conjunction with Microsoft Excel.

With the exception of real property mobile home parcels & parcels with "accessory only" improvements, the total assessed values on all improved parcels were based on the analysis of the 476 usable residential sales in the area.

The chosen adjustment model was developed using multiple regression. The 2003 assessment ratio (Assessed Value divided by Sale Price) was the dependent variable.

Improved Parcel Update (continued)

The analysis revealed that several characteristic and neighborhood based variables should be included in the update formula in order to improve the uniformity of assessments throughout the area. For instance, properties with grade 12 improvements in average condition had higher ratios than other improvements, so, the formula adjusts these properties upward less than other properties.

The derived adjustment formula is:

$$2003 \text{ Total Value} = 2002 \text{ Total Value} / .9654146 + .1295532 * \text{Grade 12 Condition Avg.}$$

The resulting total value is rounded down to the next \$1,000, *then*:

$$2003 \text{ Improvements Value} = 2003 \text{ Total Value} \text{ minus } 2003 \text{ Land Value}$$

An explanatory adjustment table is included in this report.

Other: *If multiple houses exist on a parcel, the overall market adjustment for the area is used to arrive at the New Total Value “2003 New Total Value”= (2003 Land Value + Previous Improvement Value *1.035)

*If a house and mobile home exist, the Improvement % change indicated by the sales sample is used is

*If “accessory improvements only”, the overall market adjustment for the area is used to arrive at the New Total Value. “2003 New Total Value = (2003 Land Value+ Previous Improvement *1.035)

*If vacant parcels (no improvement value) only the land adjustment applies.

*If land or improvement values are \$10,000 or less, there is no change from previous value
(Previous Land value * 1.00 Or Previous Improvement value * 1.00)

*If a parcel is coded “non-perc” (sewer system=3), there is no change from previous land value.

*If an improvement is coded “% net condition” or is in “poor” condition, there is no change from previous improvement value (only the land adjustment applies).

*New total value for “Condition=1 or % net condition>0”

“2003 Total Value=(2002 Land Value x 1.035) + (2002 Imps Value*1.0)” with results rounded down to the next \$1,000.

***If residential properties exist on commercially zoned land, there is no change from previous value. (2003 total value = 2002 total value)**

Mobile Home Update

There were not enough mobile home sales for a separate analysis. Mobile home parcels will be valued using the overall market adjustment for the area as indicated by market sales.

2003 Total Value = (2003 Land Value + Previous Improvements Value * 1.035), with results rounded down to the next \$1,000.

Model Validation

Ratio studies of assessments before and after this annual update are included later in this report. “Before and after” comparison graphs appear earlier in this report.

Area 72 Annual Update Model Adjustments

2003 Total Value = 2002 Total Value + Overall +/- Characteristic Adjustments as Apply Below

Due to rounding of the coefficient values used to develop the percentages and further rounding of the percentages in this table, the results you will obtain are an approximation of adjustment achieved in production.

Overall (if no other adjustments apply)

3.58%

Grade 12

Yes

Avg. Cond.

% Adjustment -12.26%

Comments

The % adjustments shown are what would be applied in the absence of any other adjustments.

For instance, a grade 12 property in Average Condition would *approximately* receive a overall 8.68% downward adjustment (3.58% overall adjustment -12.26 % Grade 12 Average Condition). Approximately 147 of 4468 parcels would receive this adjustment.

97% of the population of 1 to 3 family home parcels in the area are adjusted by the overall alone.

Area 72 Annual Update Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2003 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2003 UPPER 95% C.L. less than the overall weighted mean indicates that levels may be relatively low. The overall 2003 weighted mean is 98.7

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

It is difficult to draw valid conclusions when the sales count is low.

Bldg Grade	Count	2002 Weighted Mean	2003 Weighted Mean	Percent Change	2003 Lower 95% C.L..	2003 Upper 95% C.L.
LE 6	6	0.908	0.939	3.5%	0.803	1.075
7	26	0.923	0.955	3.4%	0.910	1.000
8	123	0.941	0.974	3.4%	0.957	0.990
9	94	0.989	1.023	3.5%	0.999	1.047
10	109	0.964	0.997	3.5%	0.977	1.017
11	92	0.949	0.982	3.5%	0.964	1.000
12	22	1.067	0.986	-7.6%	0.940	1.031
13	4	0.850	0.880	3.5%	0.729	1.031
Year Built or Year Renovated	Count	2002 Weighted Mean	2003 Weighted Mean	Percent Change	2003 Lower 95% C.L..	2003 Upper 95% C.L.
1911-1920	2	0.917	0.949	3.5%	N/A	N/A
1921-1930	1	0.723	0.747	3.4%	N/A	N/A
1931-1940	1	0.867	0.898	3.5%	N/A	N/A
1941-1950	5	0.929	0.961	3.4%	0.875	1.046
1951-1960	3	0.920	0.950	3.3%	0.731	1.169
1961-1970	19	0.962	0.995	3.5%	0.929	1.061
1971-1980	40	0.973	1.007	3.4%	0.970	1.043
1981-1990	286	0.967	0.995	2.9%	0.984	1.006
1991-2000	87	0.961	0.966	0.5%	0.944	0.988
>2000	32	0.980	0.999	1.9%	0.952	1.046
Condition	Count	2002 Weighted Mean	2003 Weighted Mean	Percent Change	2003 Lower 95% C.L..	2003 Upper 95% C.L.
Fair	2	0.825	0.854	3.5%	-0.133	1.841
Average	385	0.965	0.985	2.0%	0.975	0.995
Good	82	0.973	1.006	3.5%	0.981	1.031
Very Good	7	0.926	0.958	3.5%	0.859	1.057
Stories	Count	2002 Weighted Mean	2003 Weighted Mean	Percent Change	2003 Lower 95% C.L..	2003 Upper 95% C.L.
1	97	0.957	0.990	3.4%	0.968	1.012
1.5	31	0.975	1.000	2.6%	0.959	1.040
2	346	0.966	0.985	2.0%	0.975	0.996
2.5	2	1.016	1.052	3.5%	1.021	1.083

Area 72 Annual Update Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2003 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2003 UPPER 95% C.L. less than the overall weighted mean indicates that levels may be relatively low. The overall 2003 weighted mean is 98.7

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

It is difficult to draw valid conclusions when the sales count is low.

Bldg Grade	Count	2002 Weighted Mean	2003 Weighted Mean	Percent Change	2003 Lower 95% C.L..	2003 Upper 95% C.L.
Above Grade Living Area	Count	2002 Weighted Mean	2003 Weighted Mean	Percent Change	2003 Lower 95% C.L..	2003 Upper 95% C.L.
View Y/N	Count	2002 Weighted Mean	2003 Weighted Mean	Percent Change	2003 Lower 95% C.L..	2003 Upper 95% C.L.
<801	1	0.816	0.844	3.4%	N/A	N/A
0801-1000	3	0.957	0.990	3.4%	0.793	1.187
1001-1500	28	0.904	0.935	3.4%	0.890	0.980
1501-2000	66	0.965	0.998	3.4%	0.974	1.022
2001-2500	70	0.958	0.991	3.4%	0.968	1.014
2501-3000	96	0.976	1.010	3.5%	0.986	1.034
3001-4000	152	0.967	0.998	3.2%	0.983	1.013
4001-5000	48	0.988	0.974	-1.4%	0.943	1.005
>5000	12	0.925	0.915	-1.2%	0.863	0.967
N	445	0.963	0.986	2.4%	0.977	0.996
Y	31	0.990	0.999	0.9%	0.959	1.038
Wft Y/N	Count	2002 Weighted Mean	2003 Weighted Mean	Percent Change	2003 Lower 95% C.L..	2003 Upper 95% C.L.
N	471	0.968	0.990	2.3%	0.980	0.999
Y	5	0.878	0.882	0.4%	0.756	1.007
Sub	Count	2002 Weighted Mean	2003 Weighted Mean	Percent Change	2003 Lower 95% C.L..	2003 Upper 95% C.L.
3	134	0.972	0.996	2.5%	0.977	1.015
4	221	0.957	0.985	2.9%	0.971	0.999
9	121	0.971	0.983	1.2%	0.966	1.000
Lot Size	Count	2002 Weighted Mean	2003 Weighted Mean	Percent Change	2003 Lower 95% C.L..	2003 Upper 95% C.L.
05001-08000	37	0.953	0.986	3.5%	0.949	1.023
08001-12000	41	0.947	0.979	3.4%	0.954	1.004
12001-16000	42	0.983	1.017	3.5%	0.987	1.048
16001-20000	21	0.954	0.988	3.5%	0.949	1.026
20001-30000	54	0.970	0.986	1.6%	0.954	1.017
30001-43559	164	0.975	0.995	2.1%	0.980	1.011
1AC-3AC	103	0.954	0.970	1.7%	0.948	0.992
3.01AC-5AC	7	0.947	0.979	3.5%	0.885	1.074
5.1AC- +	7	0.983	0.994	1.1%	0.860	1.128

Area 36 Annual Update Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2003 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2003 UPPER 95% C.L. less than the overall weighted mean indicates that levels may be relatively low. The overall 2003 weighted mean is 98.7

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

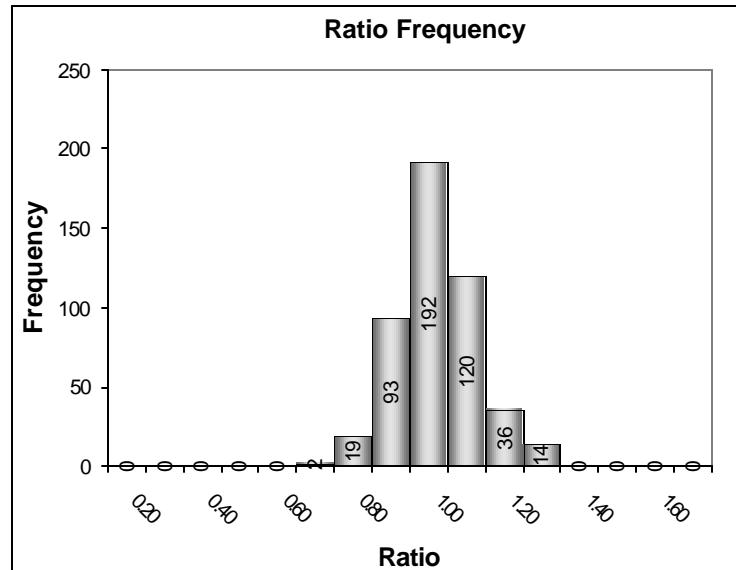
It is difficult to draw valid conclusions when the sales count is low.

Bldg Grade	Count	2002 Weighted Mean 2002	2003 Weighted Mean 2003	Percent Change	2003 Lower 95% C.L..	2003 Upper 95% C.L.
Gr. 12 Avg. Cond	COUNT	WEIGHTED MEAN	WEIGHTED MEAN	PERCENT CHANGE	2003 LOWER 95% C.L.	2003 UPPER 95% C.L.
N	456	0.954	0.988	3.5%	0.978	0.997
Y	20	1.077	0.983	-8.7%	0.935	1.032

Annual Update Ratio Study Report (Before)

2002 Assessments

District/Team: NE/ Team-2	Lien Date: 01/01/2002	Date of Report: 6/5/2003	Sales Dates: 1/2001 - 12/2002
Area 72	Appr ID: SLED	Property Type: 1 to 3 Unit Residences	Adjusted for time?: No
SAMPLE STATISTICS			
<i>Sample size (n)</i> 476			
<i>Mean Assessed Value</i> 546,800			
<i>Mean Sales Price</i> 566,300			
<i>Standard Deviation AV</i> 269,228			
<i>Standard Deviation SP</i> 284,361			
ASSESSMENT LEVEL			
<i>Arithmetic Mean Ratio</i> 0.971			
<i>Median Ratio</i> 0.961			
<i>Weighted Mean Ratio</i> 0.966			
UNIFORMITY			
<i>Lowest ratio</i> 0.694			
<i>Highest ratio:</i> 1.256			
<i>Coefficient of Dispersion</i> 8.41%			
<i>Standard Deviation</i> 0.104			
<i>Coefficient of Variation</i> 10.72%			
<i>Price Related Differential (PRD)</i> 1.005			
RELIABILITY			
95% Confidence: Median			
Lower limit 0.953			
Upper limit 0.975			
95% Confidence: Mean			
Lower limit 0.962			
Upper limit 0.980			
SAMPLE SIZE EVALUATION			
<i>N (population size)</i> 4468			
<i>B (acceptable error - in decimal)</i> 0.05			
<i>S (estimated from this sample)</i> 0.104			
Recommended minimum: 17			
<i>Actual sample size:</i> 476			
Conclusion: OK			
NORMALITY			
Binomial Test			
# ratios below mean: 256			
# ratios above mean: 220			
Z: 1.650			
Conclusion: Normal*			
<i>*i.e. no evidence of non-normality</i>			



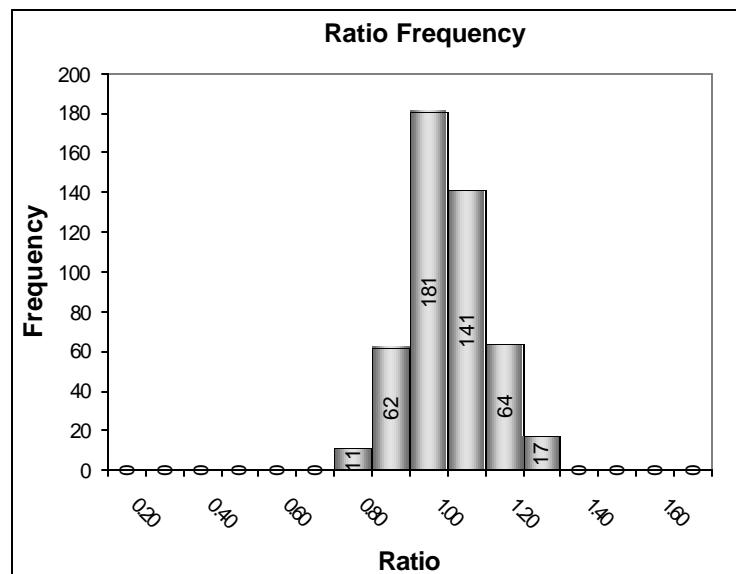
COMMENTS:

1 to 3 Unit Residences throughout area 72

Annual Update Ratio Study Report (After)

2003 Assessments

District/Team: NE/ Team-2	Lien Date: 01/01/2003	Date of Report: 6/5/2003	Sales Dates: 1/2001 - 12/2002
Area 72	Appr ID: SLED	Property Type: 1 to 3 Unit Residences	Adjusted for time?: No
SAMPLE STATISTICS			
<i>Sample size (n)</i> 476			
<i>Mean Assessed Value</i> 559,100			
<i>Mean Sales Price</i> 566,300			
<i>Standard Deviation AV</i> 259.971			
<i>Standard Deviation SP</i> 284.361			
ASSESSMENT LEVEL			
<i>Arithmetic Mean Ratio</i> 0.999			
<i>Median Ratio</i> 0.992			
<i>Weighted Mean Ratio</i> 0.987			
UNIFORMITY			
<i>Lowest ratio</i> 0.716			
<i>Highest ratio:</i> 1.299			
<i>Coefficient of Dispersion</i> 8.20%			
<i>Standard Deviation</i> 0.104			
<i>Coefficient of Variation</i> 10.38%			
<i>Price Related Differential (PRD)</i> 1.012			
RELIABILITY			
95% Confidence: Median			
<i>Lower limit</i> 0.983			
<i>Upper limit</i> 1.002			
95% Confidence: Mean			
<i>Lower limit</i> 0.990			
<i>Upper limit</i> 1.008			
SAMPLE SIZE EVALUATION			
<i>N (population size)</i> 4468			
<i>B (acceptable error - in decimal)</i> 0.05			
<i>S (estimated from this sample)</i> 0.104			
Recommended minimum: 17			
<i>Actual sample size:</i> 476			
Conclusion: OK			
NORMALITY			
Binomial Test			
<i># ratios below mean:</i> 251			
<i># ratios above mean:</i> 225			
<i>Z:</i> 1.192			
Conclusion: Normal*			
<i>*i.e. no evidence of non-normality</i>			



COMMENTS:

1 to 3 Unit Residences throughout area 72

Both assessment level and uniformity have been improved by application of the recommended values.

Glossary for Improved Sales

Condition: Relative to Age and Grade

1= Poor	Many repairs needed. Showing serious deterioration
2= Fair	Some repairs needed immediately. Much deferred maintenance.
3= Average	Depending upon age of improvement; normal amount of upkeep for the age of the home.
4= Good	Condition above the norm for the age of the home. Indicates extra attention and care has been taken to maintain
5= Very Good	Excellent maintenance and updating on home. Not a total renovation.

Residential Building Grades

Grades 1 - 3	Falls short of minimum building standards. Normally cabin or inferior structure.
Grade 4	Generally older low quality construction. Does not meet code.
Grade 5	Lower construction costs and workmanship. Small, simple design.
Grade 6	Lowest grade currently meeting building codes. Low quality materials, simple designs.
Grade 7	Average grade of construction and design. Commonly seen in plats and older subdivisions.
Grade 8	Just above average in construction and design. Usually better materials in both the exterior and interior finishes.
Grade 9	Better architectural design, with extra exterior and interior design and quality.
Grade 10	Homes of this quality generally have high quality features. Finish work is better, and more design quality is seen in the floor plans and larger square footage.
Grade 11	Custom design and higher quality finish work, with added amenities of solid woods, bathroom fixtures and more luxurious options.
Grade 12	Custom design and excellent builders. All materials are of the highest quality and all conveniences are present.
Grade 13	Generally custom designed and built. Approaching the Mansion level. Large amount of highest quality cabinet work, wood trim and marble; large entries.

Improved Sales Used in this Annual Update Analysis
Area 72
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
3	112605	9017	3/12/01	225000	1170	0	6	1981	3	37462	N	N	16722 152ND PL NE
3	112605	9060	5/16/01	246550	1170	0	6	1942	4	26136	N	N	15636 NE 175TH ST
3	340170	0195	4/10/01	425000	1400	1000	6	1920	4	125888	N	N	14410 160TH PL NE
3	795502	0070	2/13/01	222000	820	820	7	1970	4	6075	N	N	17053 142ND PL NE
3	795503	0090	6/6/02	187000	820	820	7	1970	2	15600	N	N	16824 172ND PL NE
3	122605	9064	3/26/02	233450	1000	0	7	1959	4	26250	N	N	16608 NE 172ND PL
3	795502	0030	9/5/02	225000	1020	450	7	1970	4	9800	N	N	17077 142ND PL NE
3	404590	0027	12/19/01	185000	1090	0	7	1953	3	14700	N	N	18205 167TH AV NE
3	122605	9124	10/26/01	308000	1120	1120	7	1975	4	41636	N	N	17306 NE 165TH ST
3	122605	9022	10/17/02	298000	1130	840	7	1942	4	46173	N	N	16518 164TH AV NE
3	340170	0193	6/5/02	349000	1260	770	7	1973	3	43560	N	N	16025 NE 145TH ST
3	122605	9138	9/6/02	313500	1330	920	7	1977	4	43855	N	N	17557 174TH AV NE
3	366300	0070	2/18/02	395000	1330	460	7	1969	4	46609	N	N	17308 167TH AV NE
3	112605	9056	6/26/02	245000	1660	0	7	1948	4	43500	N	N	18409 160TH AV NE
3	795503	0050	5/17/02	239000	1690	0	7	1970	4	18200	N	N	16915 174TH AV NE
3	317540	0030	2/20/01	257000	1790	380	7	1965	4	29445	N	N	18225 171ST AV NE
3	142605	9084	4/10/02	375000	2200	0	7	1976	4	43560	N	N	16025 161ST AV NE
3	404590	0042	9/12/02	437000	2770	0	7	1996	3	16800	N	N	16504 NE 180TH PL
3	113610	0080	8/13/02	435000	2940	0	7	1977	3	59677	N	N	15606 NE 164TH ST
3	339535	0150	10/2/02	298000	1010	520	8	1981	3	36085	N	N	16727 NE 139TH PL
3	339535	0210	11/20/02	299950	1140	240	8	1981	3	67475	N	N	16725 NE 138TH CT
3	122605	9086	9/10/02	285000	1260	0	8	1966	4	16000	N	N	16808 164TH AV NE
3	930630	0060	6/3/02	306000	1300	1200	8	1968	4	35200	N	N	14638 NE 167TH ST
3	112605	9136	3/22/02	379000	1390	770	8	1977	5	56057	N	N	16707 164TH AV NE
3	340170	0110	2/12/02	370000	1410	900	8	1975	3	44866	N	N	15006 159TH AV NE
3	112605	9095	9/5/02	410000	1450	0	8	1989	3	35169	N	N	16704 162ND AV NE
3	112605	9138	7/13/01	343000	1540	700	8	1975	3	54014	N	N	17340 155TH PL NE
3	242605	9050	8/23/01	420000	1700	970	8	1968	4	35100	N	N	14134 168TH AV NE

Improved Sales Used in this Annual Update Analysis
Area 72
(1 to 3 Unit Residences)

3	112605	9129	8/13/01	365000	1720	530	8	1973	4	43560	N	N	16126 NE 175TH ST
3	340170	0031	11/9/01	405000	1720	0	8	1964	4	46173	N	N	15345 160TH AV NE
3	340470	0115	8/16/02	349950	1730	0	8	1973	3	56628	N	N	14034 159TH AV NE
3	113610	0146	3/19/02	305000	1750	0	8	1987	3	44461	N	N	15309 NE 160TH ST
3	122605	9020	4/26/02	289500	1750	0	8	1987	3	55756	N	N	17421 NE 166TH PL
3	113610	0110	5/14/02	353000	1800	720	8	1977	3	40759	N	N	15724 154TH AV NE
3	281726	0110	8/22/01	312000	1810	0	8	1975	4	31680	N	N	14509 NE 169TH ST
3	113610	0115	7/3/01	368000	1860	690	8	1977	3	41558	N	N	15602 154TH AV NE
3	340170	0192	12/20/02	500000	1870	1350	8	1973	3	43560	Y	N	16125 NE 145TH ST
3	112605	9171	6/27/02	415000	1890	1000	8	1977	4	37075	N	N	16316 NE 169TH PL
3	281728	0010	3/6/01	349500	1920	0	8	1980	3	33400	N	N	14736 NE 164TH ST
3	340770	0045	12/27/01	350000	1990	1020	8	1975	4	35058	N	N	14914 NE 163RD ST
3	113610	0038	5/7/01	379000	2100	0	8	1983	3	56510	N	N	15840 NE 156TH ST
3	113610	0044	6/21/02	359950	2120	0	8	1983	3	38455	N	N	15616 NE 155TH ST
3	132605	9035	6/19/01	595000	2160	1240	8	1968	3	183387	N	N	15540 168TH AV NE
3	113610	0019	5/29/01	395000	2300	0	8	1984	3	37779	N	N	15838 NE 162ND ST
3	232605	9052	10/14/02	404000	2300	1300	8	1979	3	37897	N	N	15924 NE 139TH PL
3	112605	9140	1/29/01	385000	2310	0	8	1977	3	47720	N	N	15020 NE 173RD ST
3	404590	0045	6/25/02	532000	2510	0	8	1975	3	54885	Y	Y	16400 NE 180TH ST
3	142605	9064	10/29/02	549000	2860	0	8	1967	4	86934	N	N	16207 NE 165TH ST
3	122605	9001	9/12/02	600000	2900	0	8	1976	3	326700	N	N	18008 176TH AV NE
3	112605	9234	7/10/02	437500	2900	0	8	1997	3	13805	N	N	18404 148TH AV NE
3	142605	9046	6/26/01	513000	2910	0	8	1983	4	48787	N	N	15712 160TH AV NE
3	930630	0130	6/21/02	400000	2940	0	8	1977	3	87991	N	N	16601 146TH AV NE
3	113610	0017	9/4/01	499950	3390	0	8	1984	4	38523	N	N	15841 NE 162ND ST
3	340170	0038	10/11/02	440000	3610	0	8	1972	4	31160	N	N	15806 NE 153RD ST
3	281728	0070	6/21/01	387450	1450	1290	9	1980	3	31000	N	N	14711 NE 164TH ST
3	340620	0020	6/25/01	369000	1660	1620	9	1978	3	34860	N	N	14905 NE 147TH PL
3	340620	0170	1/22/02	325000	1750	900	9	1979	3	42982	N	N	14949 NE 147TH PL
3	404590	0030	5/16/02	555000	1780	0	9	1983	3	27243	Y	Y	18065 167TH AV NE
3	112605	9087	10/25/01	450000	2040	0	9	1963	3	59677	N	N	16008 NE 165TH ST
3	340170	0033	10/18/02	365000	2110	460	9	1975	3	38410	N	N	15315 160TH AV NE

Improved Sales Used in this Annual Update Analysis
Area 72
(1 to 3 Unit Residences)

3	421525	0550	2/2/01	486000	2180	1300	9	1989	3	34716	Y	N	18100 159TH AV NE
3	113610	0084	4/30/01	420000	2350	0	9	2000	3	15240	N	N	15733 NE 165TH ST
3	132605	9186	3/13/01	512500	2490	0	9	1992	3	52272	N	N	16857 NE 159TH PL
3	122605	9173	7/26/01	477000	2520	0	9	1995	3	297950	N	N	16653 178TH AV NE
3	122605	9182	6/7/02	423000	2540	0	9	1993	3	52707	N	N	17429 NE 166TH PL
3	317540	0090	7/19/01	420000	2620	0	9	1998	3	35153	N	N	17037 NE 181ST ST
3	132605	9080	6/17/02	483000	2630	0	9	1971	4	66816	N	N	15010 168TH AV NE
3	112605	9049	3/22/01	400000	2650	0	9	1989	3	35184	N	N	17935 163RD AV NE
3	340550	0010	11/14/02	490000	2820	0	9	1988	3	37025	N	N	17125 161ST AV NE
3	112605	9210	5/9/01	475000	2880	0	9	1988	4	53578	N	N	14820 NE 174TH ST
3	142605	9096	9/19/01	386000	2880	0	9	1977	3	40510	N	N	16009 161ST AV NE
3	940830	0190	6/10/02	392000	2880	0	9	1984	4	33496	N	N	16934 NE 164TH ST
3	340620	0130	6/1/01	430000	2920	1200	9	1979	3	40600	N	N	14934 NE 147TH CT
3	232605	9098	4/9/02	605000	2940	0	9	2001	3	42847	N	N	15706 NE 136TH PL
3	635400	0080	3/16/01	445000	2990	0	9	1985	3	35136	N	N	16731 NE 137TH ST
3	132605	9166	2/26/01	505000	3000	0	9	1987	3	65400	N	N	15123 166TH PL NE
3	131037	0040	11/20/02	471000	3050	0	9	1991	3	35005	N	N	16909 NE 176TH ST
3	133190	0410	8/24/01	470000	3060	680	9	1988	3	30884	N	N	16706 NE 169TH CT
3	205000	0130	10/29/01	575000	3100	0	9	1988	4	52731	Y	N	16422 NE 148TH PL
3	112605	9188	8/24/01	515000	3120	0	9	1989	3	41571	N	N	17903 163RD AV NE
3	956220	0190	10/15/02	519000	3170	630	9	1990	3	49981	N	N	15012 NE 177TH DR
3	232605	9036	12/12/02	605000	3220	950	9	1978	5	90169	N	N	15913 NE 139TH PL
3	232605	9095	2/1/02	580253	3230	0	9	2001	3	43020	N	N	15718 NE 136TH PL
3	232605	9099	2/1/02	562805	3310	0	9	2001	3	42998	N	N	15712 NE 136TH PL
3	232605	9093	9/25/02	610000	3350	0	9	1996	3	40866	N	N	15719 NE 136TH PL
3	248161	0120	4/2/02	490000	3590	560	9	1983	3	38872	N	N	14474 156TH AV NE
3	404590	0032	7/12/01	530000	3630	0	9	1984	3	14750	N	Y	18063 167TH AV NE
3	340170	0017	5/7/01	679950	3870	0	9	2001	3	50270	N	N	15350 162ND AV NE
3	242605	9063	3/6/02	525000	3950	0	9	1968	4	83909	N	N	14147 166TH AV NE
3	142605	9073	6/25/01	637500	4100	0	9	1991	3	35190	N	N	16322 NE 160TH ST
3	340170	0097	5/10/01	540000	4120	0	9	1970	3	101059	N	N	15707 NE 153RD ST
3	317540	0100	7/11/01	620000	4300	0	9	2001	3	32902	N	N	18014 171ST AV NE

Improved Sales Used in this Annual Update Analysis
Area 72
(1 to 3 Unit Residences)

3	317540	0110	8/14/01	595000	4470	0	9	2001	3	28932	N	N	18022 171ST AV NE
3	242605	9109	2/8/01	450000	2410	0	10	1988	3	28557	N	N	14229 165TH AV NE
3	142605	9090	11/8/02	649000	2640	2000	10	1992	3	66236	N	N	16417 161ST LN NE
3	232605	9064	5/13/02	924000	2640	2280	10	1994	3	166399	Y	N	15700 NE 136TH PL
3	133190	0450	8/27/01	557000	2700	750	10	1987	3	35004	N	N	16424 NE 169TH PL
3	340170	0148	11/1/01	745000	2810	2020	10	1989	3	35956	Y	N	14800 164TH PL NE
3	133190	0190	12/9/02	625000	2990	0	10	1988	3	32563	N	N	16920 NE 166TH ST
3	340550	0060	8/16/01	530000	3100	0	10	1988	3	35004	N	N	17102 161ST AV NE
3	133190	0160	9/26/02	494500	3160	0	10	1989	3	30146	N	N	16811 NE 166TH ST
3	340770	0005	9/20/02	920000	3210	1520	10	2000	3	94658	Y	N	15135 152ND AV NE
3	340770	0005	2/21/01	870000	3210	1520	10	2000	3	94658	Y	N	15135 152ND AV NE
3	133190	0050	12/4/01	485000	3240	0	10	1986	3	35018	N	N	16817 167TH AV NE
3	248162	0260	8/27/01	593500	3250	0	10	1984	3	28859	N	N	14246 157TH PL NE
3	133190	0240	10/30/02	639000	3270	0	10	1986	3	35011	N	N	16630 168TH PL NE
3	113610	0137	8/9/02	649950	3280	0	10	1995	3	42038	N	N	15220 NE 156TH ST
3	133190	0350	6/28/01	530000	3320	0	10	1987	3	37480	N	N	16700 NE 166TH ST
3	421525	0190	5/9/02	582500	3330	0	10	1983	3	34551	N	N	15617 NE 179TH ST
3	205000	0070	11/7/02	900000	3340	840	10	1996	3	36098	N	N	14818 163RD CT NE
3	142605	9047	2/8/01	500000	3370	0	10	1963	3	63597	N	N	16130 NE 160TH ST
3	421525	0480	2/9/01	600000	3370	0	10	1988	3	28092	N	N	17710 159TH AV NE
3	248162	0190	3/8/02	572000	3470	0	10	1984	3	35403	N	N	14255 157TH PL NE
3	122605	9047	4/2/01	690000	3500	0	10	2000	3	22200	N	N	16820 164TH AV NE
3	956220	0110	5/10/02	612500	3520	0	10	1983	4	54885	N	N	17723 154TH CT NE
3	248162	0200	7/22/02	665000	3530	0	10	1984	3	35005	N	N	14249 157TH PL NE
3	421525	0400	10/19/01	597500	3590	0	10	1984	4	36464	Y	N	18205 159TH AV NE
3	113610	0123	4/12/02	1075000	3720	1190	10	2001	3	49725	N	N	15518 NE 155th ST
3	132605	9111	9/10/01	725000	3830	0	10	1979	4	58370	N	N	15618 165TH PL NE
3	133190	0370	7/23/02	560000	3840	0	10	1986	3	35248	N	N	16806 167TH AV NE
3	248162	0130	12/20/01	525000	4040	0	10	1984	3	35104	N	N	14353 157TH AV NE
3	956220	0150	11/16/01	668000	4710	0	10	1990	3	81537	Y	N	15212 NE 177TH DR
3	132605	9041	5/10/01	549950	1920	1130	11	1979	3	58370	N	N	15524 165TH PL NE
3	133190	0300	7/19/01	600000	3170	0	11	1986	3	35034	N	N	16719 168TH PL NE

Improved Sales Used in this Annual Update Analysis
Area 72
(1 to 3 Unit Residences)

3	242605	9123	9/25/02	619000	3380	0	11	1991	3	56628	N	N	14118 168TH AV NE
3	242605	9126	12/7/01	635000	3420	0	11	1990	3	49658	N	N	16909 NE 141ST PL
3	112605	9205	3/26/01	670000	3600	0	11	1989	3	64284	Y	N	15627 NE 173RD ST
3	248163	0020	9/26/02	647000	3780	0	11	1985	3	36562	N	N	15438 NE 144TH PL
3	340170	0103	10/15/01	1095000	4800	1940	11	2001	3	41294	N	N	15020 159TH AV NE
3	340550	0160	10/23/02	975000	4560	0	12	1998	3	33148	N	N	17130 163RD AV NE
3	112605	9219	7/25/01	1450000	4990	0	12	1998	3	71438	N	N	17116 159TH AV NE
3	340550	0140	3/26/02	1523000	5080	0	12	2001	3	38323	N	N	17110 163RD AVE NE
3	340170	0090	7/10/01	1275000	5160	0	12	1989	4	87121	N	N	15409 NE 153RD ST
3	112605	9221	5/7/02	1000000	5240	0	12	1991	3	263538	Y	N	15207 NE 167TH PL
4	262605	9037	3/4/02	1100000	1180	0	5	1920	3	705672	N	N	16027 NE 124TH ST
4	232605	9077	5/23/01	385000	1400	1400	7	1981	3	50529	N	N	13307 164TH AV NE
4	192606	9149	12/28/01	272000	1550	0	7	1981	3	36466	N	N	18515 NE 143RD PL
4	302606	9042	4/23/01	324000	1580	0	7	1947	3	152895	N	N	12515 AVONDALE RD NE
4	192606	9091	9/23/02	350000	1730	800	7	1981	3	144619	N	N	18914 NE 140TH PL
4	302606	9010	10/8/01	650000	1960	500	7	1948	4	425145	N	N	12653 AVONDALE RD NE
4	280220	0120	3/29/02	315000	1210	400	8	1983	3	10372	N	N	17709 NE 137TH CT
4	339681	0030	8/23/01	273900	1290	0	8	1986	3	18698	N	N	17225 NE 132ND PL
4	812371	0230	6/19/02	305000	1320	420	8	1984	3	9348	N	N	17015 NE 131ST PL
4	812120	0420	6/3/02	381500	1360	410	8	1983	3	9646	N	N	13849 173RD AV NE
4	339620	0240	7/19/01	268000	1390	0	8	1982	3	11315	N	N	13625 179TH AV NE
4	812371	0050	2/28/01	319000	1410	480	8	1984	4	9240	N	N	17032 NE 131ST PL
4	179590	0210	1/19/01	296000	1440	620	8	1985	3	7475	N	N	14117 175TH AV NE
4	339681	0250	3/12/01	272950	1500	0	8	1987	3	9586	N	N	17230 NE 132ND PL
4	339620	0150	7/24/02	278000	1540	0	8	1982	3	12258	N	N	13666 179TH AV NE
4	280220	0050	4/17/01	289950	1560	0	8	1983	3	8674	N	N	13605 178TH AV NE
4	179590	0700	3/19/02	279000	1580	0	8	1984	4	7275	N	N	17415 NE 139TH PL
4	812120	0810	2/22/01	332700	1580	850	8	1981	3	7559	N	N	17210 NE 134TH PL
4	113730	0560	5/10/02	314000	1590	1540	8	1984	3	38475	N	N	15340 182ND PL NE
4	020080	0180	10/25/01	281000	1600	0	8	1984	3	8191	N	N	13720 175TH CT NE
4	280220	0070	11/20/02	303000	1610	0	8	1983	4	7292	N	N	13621 178TH AV NE
4	020080	0300	5/23/01	349000	1620	880	8	1984	3	15232	N	N	17422 NE 136TH ST

Improved Sales Used in this Annual Update Analysis
Area 72
(1 to 3 Unit Residences)

4	812120	0210	7/9/01	369000	1620	890	8	1982	4	8678	N	N	13836 174TH PL NE
4	339682	0120	4/5/02	319900	1640	350	8	1985	3	7500	N	N	17657 NE 129TH PL
4	113730	0740	5/21/02	285000	1650	0	8	1983	3	35505	N	N	15320 181ST AV NE
4	339620	0070	3/20/01	284950	1650	0	8	1982	4	11777	N	N	13602 179TH AV NE
4	339620	0070	3/20/01	284950	1650	0	8	1982	4	11777	N	N	13602 179TH AV NE
4	339620	0110	5/22/01	295000	1660	0	8	1982	3	8365	N	N	13618 179TH AV NE
4	339683	0390	10/21/02	339950	1670	390	8	1988	3	13005	N	N	12849 176TH PL NE
4	339683	0390	7/25/01	315000	1670	390	8	1988	3	13005	N	N	12849 176TH PL NE
4	062671	0190	4/25/02	385500	1730	1830	8	1982	4	35250	N	N	19206 NE 141ST ST
4	062671	0090	3/21/02	422000	1750	1200	8	1981	4	36089	N	N	14104 194TH AV NE
4	280220	0160	6/1/01	289900	1770	0	8	1984	4	8925	N	N	17706 NE 137TH CT
4	339683	0020	4/9/01	286500	1820	0	8	1985	3	7500	N	N	12834 176TH PL NE
4	339683	0100	4/20/01	323950	1860	0	8	1986	3	9393	N	N	17615 NE 130TH CT
4	339683	0070	3/19/02	320000	1870	0	8	1987	3	8043	N	N	12924 176TH PL NE
4	020080	0530	6/6/02	341000	1880	0	8	1984	3	7940	N	N	17430 NE 138TH ST
4	812120	0980	10/26/01	309000	1880	0	8	1983	3	7488	N	N	13516 173RD PL NE
4	302606	9071	4/12/01	340000	1900	900	8	1970	3	40075	N	N	12821 AVONDALE RD NE
4	339680	0070	5/17/02	334000	1900	0	8	1983	3	12000	N	N	12923 179TH AV NE
4	179590	0030	1/11/02	325000	1930	0	8	1985	3	7176	N	N	13834 175TH PL NE
4	339683	0010	5/18/01	315000	1930	0	8	1986	3	8163	N	N	12826 176TH PL NE
4	339683	0050	5/30/02	324950	1930	0	8	1987	3	7447	N	N	12904 176TH PL NE
4	812120	0860	7/30/01	307000	1940	0	8	1984	3	8926	N	N	13601 174TH AV NE
4	812120	0260	5/22/02	339000	1950	0	8	1982	4	8034	N	N	13833 174TH PL NE
4	179591	0020	9/4/02	339500	1960	0	8	1986	3	7812	N	N	17621 NE 138TH ST
4	179591	0020	9/13/02	339500	1960	0	8	1986	3	7812	N	N	17621 NE 138TH ST
4	020080	0190	7/26/02	319000	1990	0	8	1984	3	7316	N	N	13724 175TH CT NE
4	280220	0280	2/14/01	295000	2010	0	8	1983	3	7507	N	N	13620 178TH AV NE
4	020080	0030	8/30/01	300000	2020	0	8	1984	3	8037	N	N	17419 NE 138TH ST
4	812120	0320	8/16/02	341500	2030	0	8	1983	3	7420	N	N	17310 NE 138TH ST
4	339682	0210	6/19/01	302000	2040	0	8	1984	3	9583	N	N	17630 NE 129TH PL
4	339683	0190	10/31/01	321000	2040	0	8	1987	3	7574	N	N	13017 177TH PL NE
4	812371	0220	10/18/01	341000	2060	0	8	1984	3	9705	N	N	17007 NE 131ST PL

Improved Sales Used in this Annual Update Analysis
Area 72
(1 to 3 Unit Residences)

4	339680	0160	10/11/02	335000	2080	0	8	1983	3	13511	N	N	17728 NE 131ST PL
4	339680	0160	5/29/01	298500	2080	0	8	1983	3	13511	N	N	17728 NE 131ST PL
4	179590	0500	9/6/01	339950	2090	0	8	1987	3	8806	N	N	14007 175TH PL NE
4	179590	0490	4/22/02	330000	2100	0	8	1984	3	8687	N	N	17501 NE 141ST ST
4	179592	0380	8/18/01	300000	2100	0	8	1985	3	8080	N	N	14147 176TH AV NE
4	252605	9103	2/26/01	359000	2110	0	8	1976	4	41382	N	N	12926 164TH AV NE
4	339680	0280	8/8/01	350000	2120	0	8	1983	4	15000	N	N	12918 179TH AV NE
4	179590	0690	9/5/01	360000	2150	0	8	1984	3	7709	N	N	17409 NE 139TH PL
4	570180	0120	10/4/01	428000	2160	0	8	1984	5	36940	N	N	13729 180TH LN NE
4	020080	0060	5/23/02	362000	2170	0	8	1984	3	7253	N	N	17503 NE 138TH ST
4	062671	0150	11/2/01	376200	2170	240	8	1981	4	27584	N	N	14025 194TH AV NE
4	252605	9086	5/8/02	395000	2190	0	8	1990	3	45738	N	N	16530 NE 122ND ST
4	179592	0490	5/23/01	325000	2220	0	8	1986	3	7560	N	N	17601 NE 141ST ST
4	179590	0440	4/10/01	332500	2230	0	8	1987	3	7652	N	N	17215 NE 141ST ST
4	179590	0650	8/8/01	354000	2240	0	8	1985	4	8705	N	N	17412 NE 139TH PL
4	179591	0180	7/2/02	363000	2240	0	8	1986	3	8295	N	N	13924 177TH PL NE
4	062671	0060	9/5/01	362000	2280	0	8	1981	4	35492	N	N	14020 194TH AV NE
4	179590	0710	3/11/02	360000	2280	0	8	1984	3	7061	N	N	17421 NE 139TH PL
4	812120	0780	2/13/01	295000	2280	0	8	1983	3	8696	N	N	17234 NE 134TH PL
4	179591	0140	1/9/01	335000	2290	0	8	1985	3	12868	N	N	17712 NE 139TH CT
4	179591	0350	7/10/01	335000	2290	0	8	1985	3	8466	N	N	13839 176TH PL NE
4	570170	0510	5/24/01	443500	2320	0	8	1980	3	35048	N	N	13315 175TH AV NE
4	570170	0050	7/1/02	535000	2360	0	8	1981	4	47878	N	N	17503 NE 131ST ST
4	179590	0630	10/2/02	350000	2370	0	8	1984	3	7323	N	N	17424 NE 139TH PL
4	071030	0120	5/28/02	395000	2380	0	8	1986	5	32171	N	N	18724 NE 133RD ST
4	812371	0130	5/3/02	356950	2382	0	8	1984	3	9755	N	N	16910 NE 131ST PL
4	179590	0110	5/24/02	369000	2390	0	8	1985	3	8396	N	N	17504 NE 141ST ST
4	570180	0050	1/26/01	315000	2410	0	8	1983	4	31591	N	N	13608 180TH AV NE
4	113730	0020	2/22/01	371000	2430	0	8	1980	3	37125	N	N	18022 NE 154TH ST
4	179592	0080	8/19/02	376500	2470	0	8	1987	3	7458	N	N	17706 NE 141ST ST
4	192606	9101	8/2/02	495000	2490	0	8	1928	5	43560	N	N	14420 AVONDALE RD NE
4	339683	0360	8/23/01	349900	2490	0	8	1987	3	12025	N	N	12923 176TH PL NE

Improved Sales Used in this Annual Update Analysis
Area 72
(1 to 3 Unit Residences)

4	071031	0120	9/6/02	450000	2540	0	8	1987	3	55069	N	N	13337 186TH AV NE
4	252605	9049	12/3/02	445500	2680	0	8	1977	3	65340	Y	N	11818 176TH AV NE
4	071030	0040	3/15/01	399950	2700	0	8	1983	3	37721	N	N	13303 187TH CT NE
4	113730	0030	3/16/01	387000	2730	0	8	1980	3	37125	N	N	18102 NE 154TH ST
4	570170	0300	5/24/01	435000	2750	0	8	1982	3	32937	N	N	13329 178TH AV NE
4	564930	0580	6/14/02	429950	2770	0	8	1982	4	35534	N	N	12728 179TH AV NE
4	020080	0140	3/7/01	355000	2890	0	8	1984	3	7962	N	N	13704 175TH CT NE
4	619240	0270	9/12/02	501918	3000	0	8	2002	3	5107	N	N	11722 167TH PL NE
4	570170	0590	11/27/02	425000	2050	520	9	1983	3	38989	N	N	13120 172ND AV NE
4	113730	0910	11/18/02	375000	2270	0	9	1980	3	35496	N	N	18202 NE 146TH WY
4	113730	1670	8/20/02	389950	2330	0	9	1981	4	44866	N	N	18827 NE 146TH WY
4	113730	0860	6/10/02	410000	2370	0	9	1985	3	31824	N	N	18318 NE 146TH WY
4	113730	0470	12/5/02	420000	2400	0	9	1988	3	36250	N	N	18308 NE 153RD ST
4	113730	1800	8/15/02	435000	2420	0	9	1985	4	26884	N	N	14520 186TH PL NE
4	113730	0190	9/12/01	395000	2440	0	9	1984	4	35072	N	N	15340 185TH AV NE
4	113730	1470	7/23/02	409950	2490	0	9	1985	3	52707	N	N	14614 189TH AV NE
4	192606	9137	8/26/02	672500	2500	1550	9	1981	3	241322	N	N	18224 NE 143RD PL
4	113731	0250	4/11/02	434500	2510	0	9	1983	4	43995	N	N	14541 190TH AV NE
4	382531	0510	10/22/02	499800	2510	0	9	2001	3	5125	N	N	11744 158TH AV NE
4	113730	0320	10/11/01	385950	2550	0	9	1984	3	36820	N	N	15229 186TH AV NE
4	113730	1740	11/12/01	396000	2560	0	9	1984	3	40500	N	N	14551 186TH PL NE
4	344350	0170	11/25/02	480150	2570	0	9	1983	3	29680	N	N	14722 BEAR CREEK LN NE
4	113730	1840	6/19/02	450000	2580	0	9	1984	4	49658	N	N	18630 NE 145TH PL
4	252605	9028	2/13/02	500000	2580	230	9	1997	3	43569	N	N	16442 NE 122ND ST
4	113730	1640	10/19/01	434500	2610	0	9	1984	3	39913	N	N	14535 190TH AV NE
4	382531	0440	7/19/02	330000	2660	0	9	2002	3	5077	N	N	11820 158TH AV NE
4	382531	1210	4/23/02	470000	2680	0	9	2001	3	5497	N	N	15823 NE 117TH ST
4	773250	0400	2/15/01	379000	2700	0	9	1985	4	9837	N	N	13808 178TH AV NE
4	113730	0330	9/13/02	459000	2740	0	9	1984	3	31790	N	N	15237 186TH AV NE
4	113730	0380	6/14/01	434950	2740	0	9	1984	3	33228	N	N	15116 184TH PL NE
4	619240	0430	7/12/02	524010	2760	350	9	2002	3	5655	N	N	16619 NE 117TH WY
4	773250	0380	7/14/01	410950	2830	0	9	1984	3	9718	N	N	17810 NE 138TH CT

Improved Sales Used in this Annual Update Analysis
Area 72
(1 to 3 Unit Residences)

4	113730	0850	7/9/02	427000	2850	0	9	1986	3	38870	N	N	18334 NE 146TH WY
4	619240	0440	7/31/02	493950	2860	0	9	2001	3	5600	N	N	16615 NE 117TH WY
4	113730	1170	4/4/01	417000	2870	0	9	1982	4	38916	N	N	14527 183RD AV NE
4	773250	0430	7/18/01	495000	2880	0	9	1985	3	16607	N	N	13833 180TH AV NE
4	773250	0450	5/21/01	506000	2930	0	9	1984	4	25165	N	N	13817 180TH AV NE
4	113730	1540	11/26/01	405000	2950	0	9	1981	3	48351	N	N	19112 NE 146TH WY
4	344350	0010	1/3/02	586000	3000	0	9	1983	4	30541	N	N	14917 BEAR CREEK RD NE
4	727310	0134	3/13/01	669000	3010	0	9	1992	3	156816	N	N	12211 184TH AV NE
4	113730	0220	4/27/01	430000	3060	0	9	1987	3	37180	N	N	15242 186TH AV NE
4	113730	0220	5/30/01	430000	3060	0	9	1987	3	37180	N	N	15242 186TH AV NE
4	619240	0400	4/29/02	525950	3090	0	9	2001	3	7112	N	N	16622 NE 117TH WY
4	192606	9037	10/2/01	547000	3130	0	9	2001	3	29900	N	N	18732 NE 144TH ST
4	773250	1010	2/28/02	560000	3180	0	9	1987	5	39647	N	N	14304 173RD PL NE
4	192606	9202	11/12/02	589950	3210	0	9	1998	3	43560	N	N	18356 NE 143RD PL
4	382531	0490	9/25/02	555076	3230	0	9	2002	3	5129	N	N	11752 158TH AV NE
4	382531	1010	12/17/02	619900	3350	0	9	2001	2	7346	N	N	11746 158TH PL NE
4	192606	9177	8/20/02	675000	3500	0	9	1989	3	119790	N	N	14419 NE 186TH PL
4	382531	0570	4/30/02	650000	3510	0	9	2001	3	7000	N	N	15724 NE 117TH ST
4	113730	0230	7/23/02	420500	3520	0	9	1982	3	35072	N	N	15234 186TH AV NE
4	382531	0590	9/16/02	644800	3540	0	9	2001	3	7199	N	N	15718 NE 117TH ST
4	382531	0580	8/23/02	659800	3750	0	9	2001	3	7000	N	N	15722 NE 117TH ST
4	382531	0870	8/23/02	684000	3770	0	9	2002	3	12988	N	N	15812 NE 118TH WY
4	132605	9183	11/7/02	1000000	4208	0	9	1999	3	115434	N	N	14722 178TH AV NE
4	773250	0480	2/7/01	467500	2240	0	10	1986	3	36360	N	N	13912 180TH AV NE
4	418800	0590	11/11/02	515000	2290	0	10	1984	3	42875	N	N	17022 NE 133RD ST
4	418800	0120	7/29/02	510000	2300	0	10	1985	3	31472	N	N	13818 171ST AV NE
4	773250	1000	4/29/02	585000	2480	670	10	1986	3	38865	N	N	14311 174TH AV NE
4	773250	0770	11/25/02	500000	2570	0	10	1986	3	35100	N	N	17304 NE 144TH ST
4	418800	0750	9/27/01	549950	2670	0	10	1985	3	27789	N	N	17113 NE 133RD ST
4	219570	0020	3/29/01	399900	2690	0	10	1987	3	44603	N	N	17906 NE 154TH ST
4	773250	0610	3/13/01	474000	2740	0	10	1984	3	20000	N	N	17542 NE 142ND ST
4	418800	0580	5/18/01	525000	2790	0	10	1984	3	29016	N	N	17026 NE 133RD ST

Improved Sales Used in this Annual Update Analysis
Area 72
(1 to 3 Unit Residences)

4	115260	0490	8/16/02	508000	2810	0	10	1988	3	41706	N	N	18923 NE 150TH ST
4	111575	0110	3/5/02	620000	2860	0	10	1984	4	35000	N	N	13418 165TH AV NE
4	773250	0670	10/18/02	565000	2920	0	10	1984	4	35503	N	N	14222 174TH AV NE
4	812355	0130	7/8/02	569000	2940	0	10	1983	4	47155	N	N	12507 172ND AV NE
4	418800	0150	12/7/02	515000	2950	0	10	1985	3	24428	N	N	17052 NE 139TH ST
4	185300	0100	4/2/01	612500	2960	0	10	1989	4	35137	N	N	14226 192ND AV NE
4	773250	0600	8/1/01	525000	2960	0	10	1987	3	20000	N	N	17608 NE 142ND ST
4	329320	0130	12/2/02	590000	2970	440	10	1990	3	32515	N	N	18024 NE 130TH CT
4	418800	0280	7/22/02	650000	2980	0	10	1985	3	23496	N	N	13801 171ST AV NE
4	185300	0120	7/30/02	515000	2990	0	10	1988	3	28190	N	N	19207 NE 143RD PL
4	773250	0970	2/2/01	565000	3000	0	10	1985	3	35880	N	N	17319 NE 144TH ST
4	812355	0030	8/21/01	489950	3000	0	10	1983	4	35112	N	N	17128 NE 126TH PL
4	219570	0350	4/16/02	501500	3010	0	10	1987	3	35100	N	N	15326 179TH AV NE
4	418800	0630	6/25/01	523000	3030	0	10	1984	3	37331	N	N	17006 NE 133RD ST
4	185300	0390	6/21/02	580000	3050	0	10	1988	4	35017	N	N	19200 NE 143RD PL
4	773250	0800	6/5/02	566700	3070	0	10	1985	3	35641	N	N	17212 NE 144TH ST
4	185300	0400	7/20/01	449500	3140	0	10	1991	4	28037	N	N	19108 NE 143RD PL
4	812355	0020	12/9/02	489000	3140	0	10	1983	3	37124	N	N	17134 NE 126TH PL
4	111575	0090	3/4/02	522600	3150	0	10	1984	3	35000	N	N	16525 NE 135TH PL
4	192606	9190	6/15/01	589500	3210	0	10	1998	3	35028	N	N	18015 NE 143RD PL
4	071031	0190	12/19/01	477500	3270	0	10	1983	4	43378	Y	N	13308 184TH AV NE
4	727310	0170	10/3/01	829000	3320	0	10	2001	3	138520	N	N	18122 NE 116TH ST
4	773250	0890	7/3/02	579000	3320	0	10	1985	3	43380	N	N	14320 172ND AV NE
4	812130	0050	6/12/02	500000	3380	0	10	1988	3	36291	N	N	16712 NE 124TH ST
4	773250	0680	3/12/02	625000	3670	0	10	1985	4	35894	N	N	14236 174TH AV NE
4	192606	9184	4/18/01	800000	3910	0	10	1996	3	55756	N	N	18512 NE 137TH ST
4	570170	0642	9/27/01	799950	4050	0	10	1992	3	47044	N	N	13224 178TH AV NE
4	186200	0300	12/1/01	649000	4260	0	10	1990	3	37801	N	N	12922 169TH AV NE
4	192606	9150	7/22/02	780000	4260	0	10	2001	3	43995	N	N	18709 NE 144TH ST
4	115260	0350	12/10/02	450000	2830	0	11	1988	3	35019	N	N	15326 188TH AV NE
4	115260	0300	7/11/02	575000	2890	0	11	1984	3	35055	N	N	15322 189TH AV NE
4	235501	0080	5/10/01	570000	2930	0	11	1996	3	8738	N	N	12527 177TH AV NE

Improved Sales Used in this Annual Update Analysis
Area 72
(1 to 3 Unit Residences)

4	235501	0130	6/1/01	607500	3140	0	11	1994	3	11515	N	N	12508 177TH AV NE
4	235501	0110	8/7/01	607500	3150	0	11	1995	3	11510	N	N	12524 177TH AV NE
4	235501	0120	4/23/01	599950	3200	0	11	1995	3	11612	N	N	12516 177TH AV NE
4	115260	0410	12/19/01	555000	3220	0	11	1984	3	38180	N	N	18821 NE 153RD ST
4	115260	0460	11/1/01	800000	3229	0	11	2000	3	37219	N	N	18809 NE 150TH CT
4	115260	0050	4/2/02	480000	3270	0	11	1989	3	28477	N	N	15426 192ND CT NE
4	235501	0030	2/12/02	580000	3290	0	11	1994	3	10362	N	N	17707 NE 125TH ST
4	115260	0440	7/11/01	582000	3340	0	11	1985	3	32171	N	N	18804 NE 150TH CT
4	957805	0350	7/5/01	645000	3350	0	11	1990	3	35235	N	N	17320 NE 129TH ST
4	219570	0250	6/26/01	565000	3370	0	11	1987	3	36572	N	N	17821 NE 154TH ST
4	115260	0450	6/11/02	635000	3390	0	11	1987	3	37939	N	N	18805 NE 150TH CT
4	142413	0200	11/26/02	620000	3440	0	11	1995	3	25239	N	N	13904 185TH CT NE
4	219570	0330	11/18/02	675000	3490	0	11	1989	4	35101	N	N	15310 179TH AV NE
4	329320	0150	7/25/02	668000	3610	0	11	1989	3	36927	N	N	18021 NE 130TH CT
4	192606	9069	7/25/01	799950	3770	0	11	2001	3	37418	N	N	18710 NE 144TH ST
4	186200	0290	8/2/01	685000	3780	0	11	1988	4	35200	N	N	16915 NE 130TH ST
4	115260	0510	7/8/02	659950	3840	0	11	1985	3	29814	N	N	18947 NE 150TH ST
4	115260	0280	2/22/02	599950	3860	0	11	1984	3	35131	N	N	15308 189TH AV NE
4	294400	0020	7/2/01	810000	3890	0	11	1986	3	26039	N	N	15917 NE 133RD ST
4	185300	0310	6/14/02	815000	3900	0	11	1991	4	35998	N	N	19455 NE 143RD PL
4	186200	0030	11/22/02	712500	3920	0	11	1988	3	32430	N	N	17110 NE 130TH ST
4	294401	0210	5/21/02	845000	3930	0	11	1987	3	21894	N	N	15905 NE 135TH ST
4	294401	0060	12/19/01	705000	3940	0	11	1987	3	20000	N	N	15814 NE 135TH ST
4	115260	0470	2/5/01	709950	4020	0	11	1984	3	37353	N	N	18907 NE 150TH ST
4	185300	0150	1/7/02	630000	4050	0	11	1988	4	28923	N	N	14219 194TH AV NE
4	185300	0180	7/23/02	632500	4080	0	11	1989	3	35021	N	N	19329 NE 142ND CT
4	115260	0240	8/20/02	735000	4090	0	11	1985	3	34118	N	N	18928 NE 150TH ST
4	294400	0290	5/17/02	765000	4160	0	11	1988	3	30050	N	N	16324 NE 135TH ST
4	294400	0010	6/18/02	899000	4200	0	11	1987	4	21577	N	N	15901 NE 133RD ST
4	329320	0120	2/21/01	753500	4210	0	11	1990	3	38531	N	N	18104 NE 130TH PL
4	242605	9084	4/2/02	1175000	4340	1010	11	1981	3	228254	N	N	17700 NE 143RD PL
4	683880	0020	4/19/01	780000	4380	0	11	1992	3	36149	N	N	19235 NE 149TH ST

Improved Sales Used in this Annual Update Analysis
Area 72
(1 to 3 Unit Residences)

4	294400	0320	7/22/02	865000	4470	0	11	1988	3	28115	N	N	16315 NE 135TH ST
4	957805	0110	4/24/02	1100000	3740	0	12	1991	3	34150	N	N	17414 NE 126TH PL
4	252605	9165	4/26/01	1394000	4680	0	12	1985	4	54822	N	N	12912 167TH AV NE
4	185300	0500	7/3/02	920000	4720	0	12	1987	3	42438	N	N	19515 NE 143RD ST
4	232605	9045	7/26/02	1140000	4940	1090	12	1992	3	97138	Y	N	13318 WOODINVILLE-REDMOND RD NE
4	957805	0160	6/24/02	1150000	5330	0	12	1989	3	35479	N	N	17242 NE 126TH PL
4	683880	0050	1/19/01	1410000	5870	0	13	1990	3	43563	N	N	19257 NE 149TH ST
9	062510	0175	12/16/02	293000	1570	0	5	1939	5	123151	N	N	13824 196TH AV NE
9	062510	0090	8/24/01	250000	700	0	6	1963	3	123200	N	N	19860 NE 133RD ST
9	062610	0023	2/16/01	341500	1510	1400	7	1979	3	53898	N	N	13505 208TH AV NE
9	062510	0040	7/25/01	260000	1620	0	7	1964	3	54573	N	N	19815 NE 133RD ST
9	172606	9086	2/28/01	315000	1820	0	7	1957	3	34080	N	N	19720 NE 148TH ST
9	172606	9208	12/5/01	282000	1820	0	7	1983	3	39200	N	N	20011 NE 148TH ST
9	192606	9064	10/8/02	367500	1910	0	7	1983	3	61419	N	N	13840 BEAR CREEK RD NE
9	062410	0270	9/9/02	367500	1900	0	9	1983	3	12010	N	N	14211 207TH PL NE
9	202606	9076	4/10/02	435000	2460	0	9	1988	3	36299	N	N	14042 BEAR CREEK RD NE
9	062410	0280	6/26/01	425000	2750	0	9	1984	3	13194	N	N	14215 207TH PL NE
9	062510	0161	7/26/02	498950	2790	0	9	2001	3	27850	N	N	13434 BEAR CREEK RD NE
9	405450	0280	10/31/01	525000	2810	0	9	1987	3	45719	N	N	22604 NE 140TH WY
9	062510	0027	7/24/01	673395	2830	0	9	1993	4	81457	N	N	19511 NE 133RD ST
9	405456	0120	3/13/02	632000	3220	0	9	1996	3	53696	N	N	22620 NE 144TH CT
9	062412	0010	5/21/02	710000	3620	0	9	1997	3	30315	N	N	13600 212TH DR NE
9	062411	0780	6/26/02	460000	2190	0	10	1992	3	15498	N	N	13903 209TH AV NE
9	062411	0080	12/7/01	609000	2460	1500	10	1989	3	12764	Y	N	14239 212TH DR NE
9	062410	0790	10/9/02	535000	2490	0	10	1988	3	12000	N	N	14228 209TH AV NE
9	062410	0460	6/12/01	524900	2530	1080	10	1988	3	12043	N	N	20716 NE 142ND ST
9	062412	0020	1/10/01	480000	2700	0	10	1988	3	25200	N	N	13618 212TH DR NE
9	168581	0040	3/13/01	519500	2710	0	10	1997	3	31159	N	N	21460 NE 143RD ST
9	062410	0500	10/8/01	752500	2730	2120	10	1984	4	12508	N	N	14213 209TH AV NE
9	062412	0130	7/12/02	520000	2730	0	10	1989	3	23589	N	N	14048 212TH DR NE
9	062410	0440	4/17/02	457500	2780	0	10	1984	3	14568	N	N	20700 NE 142ND ST
9	062410	1000	8/27/02	629000	2850	0	10	1984	3	12000	N	N	14110 205TH AV NE

Improved Sales Used in this Annual Update Analysis
Area 72
(1 to 3 Unit Residences)

9	062411	0750	7/23/01	569500	2890	0	10	1989	3	14933	Y	N	13833 209TH AV NE
9	062410	1030	7/20/01	440000	2970	0	10	1983	3	13575	N	N	14032 205TH AV NE
9	062411	0120	10/25/01	587000	3000	0	10	1989	3	12557	Y	N	14215 212TH DR NE
9	062411	0770	2/5/01	479000	3000	0	10	1989	3	16064	Y	N	13849 209TH AV NE
9	405500	0010	4/29/02	599000	3000	0	10	1995	3	30984	N	N	13513 227TH AV NE
9	405500	0070	12/20/01	533022	3000	0	10	1995	3	33816	N	N	22722 NE 135TH CT
9	168580	0230	1/30/01	615000	3000	0	10	1997	3	19946	N	N	14252 214TH WY NE
9	168580	0230	3/23/01	615000	3000	0	10	1997	3	19946	N	N	14252 214TH WY NE
9	168580	0230	8/20/02	610000	3000	0	10	1997	3	19946	N	N	14252 214TH WY NE
9	168580	0040	12/27/01	560000	3050	0	10	1995	3	18389	N	N	14233 214TH WY NE
9	168580	0150	8/15/01	600000	3050	0	10	1997	3	21231	N	N	21432 NE 143RD ST
9	770196	1230	2/26/02	590000	3100	0	10	1990	3	18752	N	N	19745 NE 127TH PL
9	062410	0870	8/15/01	425000	3120	0	10	1983	3	14677	N	N	20731 NE 142ND ST
9	405452	0080	9/18/02	599950	3200	0	10	1992	3	50733	N	N	21522 NE 144TH PL
9	405452	0120	9/17/01	563000	3210	0	10	1992	3	45440	N	N	21532 NE 143RD PL
9	062410	0040	9/19/02	570000	3250	0	10	1983	3	21589	N	N	13923 205TH AV NE
9	405450	0060	9/18/01	620000	3250	0	10	1988	3	35003	N	N	21933 NE 140TH WY
9	405450	0120	1/22/02	570000	3290	0	10	1989	3	42231	N	N	22129 NE 140TH WY
9	405453	0330	4/9/01	595000	3340	0	10	1993	3	50802	N	N	21733 NE 140TH PL
9	029320	0010	4/30/01	804200	3425	0	10	2000	3	70974	N	N	21212 NE 132ND CT
9	029320	0010	9/4/02	765000	3425	0	10	2000	3	70974	N	N	21212 NE 132ND CT
9	405452	0170	12/19/02	639950	3440	0	10	1992	3	58051	N	N	21519 NE 143RD PL
9	405452	0170	12/27/02	639950	3440	0	10	1992	3	58051	N	N	21519 NE 143RD PL
9	062410	0980	9/20/01	550000	3460	0	10	1984	3	12001	N	N	14122 205TH AV NE
9	168580	0080	6/3/02	602000	3460	0	10	1996	3	25413	N	N	14269 214TH WY NE
9	405456	0020	5/20/02	635000	3555	0	10	1995	3	34342	N	N	14130 227TH AV NE
9	062410	0130	10/2/01	564950	3700	0	10	1983	3	13520	N	N	14103 205TH AV NE
9	062411	0030	2/2/01	585000	3700	0	10	1989	3	13145	Y	N	14269 212TH DR NE
9	405455	0090	8/9/01	677500	3780	0	10	1993	3	27540	N	N	13818 217TH PL NE
9	192606	9198	9/6/01	725000	3880	0	10	1999	3	105415	N	N	19030 NE 133RD CT
9	192606	9198	11/13/01	725000	3880	0	10	1999	3	105415	N	N	19030 NE 133RD CT
9	302606	9081	8/8/01	935000	4340	0	10	2001	3	196020	N	N	18910 NE 127TH ST

Improved Sales Used in this Annual Update Analysis
Area 72
(1 to 3 Unit Residences)

9	770196	0620	6/12/02	700000	2160	1390	11	1991	3	20338	N	N	19616 NE 125TH CT
9	062411	0760	12/17/01	725000	2430	1340	11	1991	3	14190	Y	N	13837 209TH AV NE
9	405453	0100	5/8/01	830000	3110	0	11	1991	4	35001	N	N	13949 225TH PL NE
9	770196	0030	5/29/01	650000	3120	0	11	1990	3	20281	N	N	19710 NE 129TH WY
9	770196	0380	7/10/02	675000	3120	0	11	1990	3	45211	N	N	19601 NE 129TH WY
9	770196	0380	7/10/02	675000	3120	0	11	1990	3	45211	N	N	19601 NE 129TH WY
9	202606	9074	11/26/02	680000	3140	0	11	1989	3	39200	N	N	19732 NE 143RD ST
9	770196	0990	7/30/02	675000	3190	0	11	1990	3	14565	N	N	12623 198TH DR NE
9	770196	0090	6/25/01	635000	3250	0	11	1990	3	18225	N	N	12939 196TH CT NE
9	062412	0040	2/20/02	555000	3280	0	11	1987	3	26723	N	N	13722 212TH DR NE
9	770196	0180	6/12/01	674000	3290	0	11	1990	3	16676	N	N	19414 NE 129TH WY
9	770196	0180	7/17/01	674000	3290	0	11	1990	3	16676	N	N	19414 NE 129TH WY
9	770196	0350	11/1/02	640000	3320	0	11	1992	3	20742	N	N	12918 195TH PL NE
9	770196	0940	9/6/01	695000	3320	0	11	1990	3	22336	N	N	19854 NE 128TH CT
9	770196	0270	4/4/01	665000	3330	0	11	1990	3	15554	N	N	19417 NE 129TH WY
9	770196	1200	12/17/01	627500	3420	0	11	1991	3	19920	N	N	19715 NE 127TH PL
9	062411	0370	8/9/02	595000	3440	0	11	1988	3	14485	N	N	13850 209TH AV NE
9	062411	0930	7/22/02	655000	3460	0	11	1986	3	15745	N	N	20813 NE 141ST ST
9	062412	0080	10/23/02	680000	3480	0	11	1990	3	27096	N	N	13926 212TH DR NE
9	062412	0210	3/12/01	750000	3500	0	11	1987	4	23094	Y	N	14025 212TH DR NE
9	770196	0010	8/2/01	665000	3550	0	11	1992	3	28373	N	N	19726 NE 129TH WY
9	770196	1100	4/25/01	726000	3550	0	11	1990	3	29481	N	N	12532 197TH CT NE
9	770196	0060	6/7/01	669000	3580	0	11	1990	3	23389	N	N	12938 196TH CT NE
9	405450	0180	2/14/01	692500	3600	0	11	1988	3	36762	N	N	22405 NE 140TH WY
9	405450	0180	9/12/01	638917	3600	0	11	1988	3	36762	N	N	22405 NE 140TH WY
9	405450	0370	12/27/01	720000	3610	0	11	1989	3	35645	N	N	14050 221ST AV NE
9	770196	0410	8/20/01	645000	3630	0	11	1991	3	19164	N	N	19627 NE 129TH WY
9	405451	0140	6/27/01	750000	3640	0	11	1990	3	48468	N	N	13755 220TH PL NE
9	405451	0140	4/26/01	749650	3640	0	11	1990	3	48468	N	N	13755 220TH PL NE
9	770196	0360	5/22/02	580000	3660	0	11	1990	3	15097	N	N	19513 NE 129TH WY
9	770196	1000	8/1/01	649000	3680	0	11	1990	3	20475	N	N	12615 198TH DR NE
9	405453	0320	11/11/01	765000	3690	0	11	1993	3	111733	N	N	21728 NE 141ST ST

Improved Sales Used in this Annual Update Analysis
Area 72
(1 to 3 Unit Residences)

9	770196	0510	10/9/02	655000	3730	0	11	1992	3	15672	N	N	12725 197TH PL NE
9	321650	0180	12/14/01	1050950	3920	0	11	2001	3	34677	N	N	20505 NE 126TH CT
9	062411	0110	8/24/01	675000	3950	870	11	1990	3	13165	Y	N	14221 212TH DR NE
9	062411	0390	2/20/02	850000	4020	0	11	1985	3	20347	Y	N	13828 209TH AV NE
9	770198	0020	3/21/02	875000	4040	0	11	1993	3	32433	N	N	12422 203RD AV NE
9	062411	0960	3/9/01	795000	4110	0	11	1986	3	16053	N	N	20801 NE 141ST ST
9	062411	0530	8/5/02	895000	4220	0	11	1995	3	15696	N	N	13622 209TH AV NE
9	062410	0540	9/18/01	665000	4240	0	11	1987	3	13762	N	N	14231 209TH AV NE
9	062411	0690	5/22/02	699000	4270	0	11	1987	3	13871	Y	N	13805 209TH AV NE
9	770196	0300	5/7/02	772000	4270	0	11	1989	3	18817	N	N	12915 195TH PL NE
9	770196	1280	12/20/01	826750	4280	0	11	1990	3	41943	N	N	12708 197TH PL NE
9	321650	0150	6/17/02	1050000	4310	0	11	2001	3	25657	N	N	20520 NE 126TH CT
9	405453	0170	2/21/02	1159000	4740	0	11	1991	4	72186	N	N	22128 NE 141ST PL
9	062411	0310	5/3/02	790000	4820	0	11	1987	3	20130	Y	N	20915 NE 140TH CT
9	321650	0140	4/12/02	962000	4920	0	11	2001	3	20908	N	N	20532 NE 126TH WY
9	062411	0400	6/14/01	809000	5020	0	11	1989	3	16721	Y	N	13816 209TH AV NE
9	062411	0010	8/23/02	1025000	5150	0	11	1998	3	13579	Y	N	14281 212TH DR NE
9	062412	0240	4/19/02	893000	3970	0	12	1988	3	24383	Y	N	13919 212TH DR NE
9	062412	0290	5/1/02	965000	4170	0	12	1988	3	25401	Y	N	13713 212TH DR NE
9	405452	0010	3/27/02	995000	4270	0	12	1990	3	67810	N	N	21615 NE 141ST ST
9	321650	0130	5/6/02	1199950	4280	0	12	2000	3	24103	N	N	20538 NE 126TH WAY
9	321650	0470	8/2/01	1630000	4330	0	12	2000	3	35107	N	N	21107 NE 130TH CT
9	405450	0040	3/13/01	1090000	4570	0	12	1990	3	43564	N	N	21821 NE 140TH WY
9	770196	0900	11/4/02	1020000	4640	0	12	1991	3	38798	N	N	19995 NE 129TH ST
9	321650	0210	4/29/02	1400000	4670	0	12	2001	3	31799	N	N	12419 205TH PL NE
9	321650	0490	4/24/01	1650000	4790	0	12	2000	3	43969	N	N	13100 211TH WY NE
9	321650	0010	6/26/02	1600000	4970	0	12	2000	3	47625	N	N	13215 211TH WY NE
9	321650	0460	11/12/02	1550000	5080	0	12	2000	3	27484	N	N	21103 NE 130TH CT
9	405451	0300	3/14/02	1242500	6030	0	12	1991	3	45645	N	Y	13945 224TH CT NE
9	405451	0010	12/11/01	2850000	5570	2360	13	1998	3	75563	N	Y	22134 NE 137TH ST
9	405453	0060	11/17/02	2400000	6550	0	13	1998	3	87757	N	N	22015 NE 137TH ST
9	405451	0395	8/27/02	2200000	7260	0	13	1994	3	104348	N	N	21902 NE 140TH WY

Improved Sales Used in this Annual Update Analysis
Area 72
(1 to 3 Unit Residences)

Improved Sales Removed from this Annual Update Analysis

Area 72

(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
3	112605	9029	3/26/02	580000	RELOCATION - SALE BY SERVICE
3	112605	9029	3/17/02	580000	RELOCATION - SALE TO SERVICE
3	112605	9052	3/28/01	246000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
3	112605	9066	4/9/02	323000	RELOCATION - SALE BY SERVICE
3	112605	9066	4/9/02	323000	RELOCATION - SALE TO SERVICE
3	112605	9185	7/17/02	123999	RELATED PARTY, FRIEND, OR NEIGHBOR;
3	112605	9208	8/27/02	495000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
3	112605	9235	5/1/01	120000	%Compl DORRatio
3	113610	0026	1/19/01	74295	ImpCountQUIT CLAIM DEED DORRatio
3	113610	0078	5/7/01	150820	QUIT CLAIM DEED; PARTIAL INTEREST (103, 102, Etc.)
3	113610	0095	8/14/02	449900	BANKRUPTCY - RECEIVER OR TRUSTEE
3	122605	9042	12/31/01	280000	PrevImp<=10K
3	122605	9049	7/5/01	400000	ImpCountBANKRUPTCY - RECEIVER OR TRUSTEE
3	122605	9074	9/10/01	420000	IMP. CHARACTERISTICS CHANGED SINCE SALE
3	122605	9085	3/2/01	5700	ImpCountRELATED PARTY, FRIEND, OR NEIGHBOR
3	122605	9085	3/19/01	5700	ImpCountRELATED PARTY, FRIEND, OR NEIGHBOR
3	122605	9085	1/26/01	4000	ImpCountRELATED PARTY, FRIEND, OR NEIGHBOR
3	122605	9165	7/25/02	300000	Diagnostic outlier
3	122605	9187	4/29/02	78223	RELATED PARTY, FRIEND, OR NEIGHBOR DORRatio
3	132605	9073	9/27/01	424950	IMP. CHARACTERISTICS CHANGED SINCE SALE
3	132605	9167	3/27/01	158205	PARTIAL INTEREST ; RELATED PARTY, FRIEND, NGHB
3	142605	9086	11/26/01	1218500	ImpCount
3	142605	9092	12/11/02	1500000	DORRatio
3	142605	9098	4/15/01	335880	QUESTIONABLE PER APPRAISAL
3	152605	9092	7/30/02	300000	QUIT CLAIM DEED
3	232605	9009	9/4/01	277000	IMP. CHARACTERISTICS CHANGED SINCE SALE
3	232605	9019	8/9/01	175900	RELATED PARTY, FRIEND, OR NEIGHBOR
3	232605	9036	5/17/02	580500	EXEMPT FROM EXCISE TAX
3	242605	9054	8/8/01	740000	NON-REPRESENTATIVE SALE
3	242605	9103	6/20/01	559000	UnFinArea
3	248161	0060	12/31/01	465000	QUESTIONABLE PER APPRAISAL
3	248162	0300	9/19/02	825000	RELATED PARTY, FRIEND, OR NEIGHBOR
3	281725	0010	4/22/01	279950	Diagnostic Outlier
3	324450	0115	9/27/01	290000	NO MARKET EXPOSURE; NGHB, Obsol PrevImp<=10K
3	340170	0092	11/27/01	524975	IMP. CHARACTERISTICS CHANGED SINCE SALE
3	340170	0119	6/8/01	47289	RELATED PARTY, FRIEND, OR NEIGHBOR DORRatio
3	340470	0027	1/19/01	105000	IMP. CHARACTERISTICS CHGED SINCE SALE DORRatio
3	340470	0085	1/3/02	399000	Obsol ActivePermitBeforeSale>25K
3	340470	0129	11/14/01	525000	NON-REPRESENTATIVE SALE
3	340620	0140	9/18/02	360000	RELOCATION - SALE BY SERVICE
3	340620	0140	9/18/02	360000	RELOCATION - SALE TO SERVICE
3	361201	0020	4/18/01	1930000	FULL SALES PRICE NOT REPORTED UnFinArea
3	366300	0091	5/16/02	852000	DORRatio

Improved Sales Removed from this Annual Update Analysis

Area 72

(1 to 3 Unit Residences)

3	404590	0060	5/29/01	470000	IMP. CHARACTERISTICS CHANGED SINCE SALE
3	404590	0144	11/14/01	136074	QUIT CLAIM DEED DORRatio
3	404590	0146	10/21/02	220000	RELATED PARTY, FRIEND, OR NEIGHBOR; DOR
3	795503	0010	5/30/01	194500	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
3	930630	0170	3/16/01	197500	PARTIAL INTEREST (103, 102, Etc.) DORRatio
3	930630	0170	9/10/01	196939	PARTIAL INTEREST (103, 102, Etc.) DORRatio
3	940830	0180	6/1/01	374950	IMP. CHARACTERISTICS CHANGED SINCE SALE
3	956220	0160	4/25/02	485000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
4	020080	0470	4/15/02	324700	RELOCATION - SALE BY SERVICE
4	020080	0470	3/29/02	324700	RELOCATION - SALE TO SERVICE
4	071030	0030	7/19/02	30000	QUIT CLAIM DEED; PARTIAL INTEREST (103, 102, Etc.)
4	111576	0030	6/5/01	632000	NON-REPRESENTATIVE SALE
4	111576	0140	7/9/02	684000	RELOCATION - SALE BY SERVICE
4	111576	0140	4/26/02	684000	RELOCATION - SALE TO SERVICE
4	115260	0340	6/7/02	500000	0 UnFinArea
4	172606	9084	11/14/02	160000	Diagnostic outlier
4	179590	0640	9/5/02	315000	RELOCATION - SALE BY SERVICE
4	179590	0640	8/28/02	315000	RELOCATION - SALE TO SERVICE
4	179592	0020	8/24/01	379000	NO MARKET EXPOSURE; NON-REPRESENTATIVE SALE
4	182606	9032	2/7/02	336950	0 Obsol
4	192606	9007	10/17/02	340000	Diagnostic outlier
4	192606	9040	1/12/01	284000	DORRatio
4	232605	9033	10/19/01	240000	Diagnostic outlier
4	252605	9014	12/6/01	3600000	Diagnostic Outlier
4	252605	9029	3/24/02	332000	Diagnostic Outlier
4	252605	9059	9/22/01	40000	QUIT CLAIM DEED; RELATED PARTY, DORRatio
4	252605	9105	8/29/01	28200	LEASE OR LEASE-HOLD DORRatio
4	252605	9142	2/1/01	475000	UnFinArea
4	252605	9147	2/20/01	488000	ImpCount
4	252605	9166	3/7/02	710000	Diagnostic outlier
4	252605	9167	1/22/02	134274	QUIT CLAIM DEED; STATEMENT TO DOR DORRatio
4	262605	9009	12/27/02	400000	0 OpenSpace0
4	262605	9029	1/31/02	375000	Diagnostic Outlier
4	280220	0150	5/21/02	250000	Diagnostic Outlier
4	280220	0150	8/3/01	225000	IMP. CHARACTERISTICS CHANGED SINCE SALE
4	294401	0220	7/17/01	860000	NON-REPRESENTATIVE SALE
4	302606	9052	8/1/01	200000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
4	339683	0330	10/25/01	334000	ActivePermitBeforeSale>25K
4	418800	0720	3/27/01	635000	NON-REPRESENTATIVE SALE
4	683880	0010	4/16/02	700000	Diagnostic outlier
4	683880	0060	5/1/02	774000	BANKRUPTCY - RECEIVER OR TRUSTEE
4	683880	0060	3/6/02	659959	EXEMPT FROM EXCISE TAX DORRatio
4	683880	0090	2/14/02	1250000	Diagnostic Outlier
4	727310	0200	1/30/01	410000	ImpCount

Improved Sales Removed from this Annual Update Analysis

Area 72

(1 to 3 Unit Residences)

4	773250	0720	1/8/02	170095	RELATED PARTY, FRIEND, OR NEIGHBOR DORRatio
4	957805	0130	12/3/02	900000	Diagnostic outlier
4	957805	0360	3/20/01	720000	Diagnostic outlier
9	062410	1050	5/23/02	440000	Diagnostic Outlier
9	062411	0250	8/27/01	113588	RELATED PARTY, MTG ASSUMPTION NO ADDL CONSD
9	062411	1060	7/18/02	1145000	Diagnostic Outlier
9	062412	0170	6/5/02	1425000	Diagnostic outlier
9	172606	9015	6/26/01	18000	EASEMENT OR RIGHT-OF-WAY DORRatioOpenSpace0
9	172606	9048	12/12/01	375000	ImpCount
9	172606	9048	6/25/01	310000	ImpCount
9	192606	9013	7/25/02	13555	OPEN SPACE DESIGNATION CONTINUED0OK'D
9	192606	9013	6/7/01	14696	QUIT CLAIM DEED; RELATED PARTY, FRIEND,NGBOR
9	202606	9057	6/10/02	1600000	BANKRUPTCY - RECEIVER OR TRUSTEE
9	202606	9057	11/20/01	2164627	EXEMPT FROM EXCISE TAX
9	212606	9022	8/30/01	850000	UnFinArea
9	212606	9029	7/29/02	480000	BANKRUPTCY - RECEIVER OR TRUSTEE
9	212606	9029	4/8/02	461250	EXEMPT FROM EXCISE TAX
9	292606	9085	12/13/01	2677000	NO MARKET EXPOSURE
9	302606	9062	2/4/02	1800000	DORRatio
9	321650	0360	5/10/01	2953439	%Compl ActivePermitBeforeSale>25K
9	321650	0500	4/11/02	2320000	Diagnostic outlier
9	405451	0160	1/18/02	955000	Diagnostic outlier
9	405453	0440	4/12/02	860000	Diagnostic outlier
9	405455	0010	6/5/02	1325000	Diagnostic Outlier

Vacant Sales Used in this Annual Update Analysis
Area 72

Sub Area	Major	Minor	Sale Date	Sale Price	Lot Size	View	Water-front
3	112605	9108	10/11/02	187000	43560	N	N
3	112605	9217	3/19/02	300000	55756	N	N
3	361201	0010	1/25/02	600000	65776	Y	N
4	192606	9030	9/4/01	215000	132858	N	N
4	192606	9208	2/19/02	500000	322780	N	N
4	302606	9054	3/8/02	180000	196455	N	N
9	321650	0300	3/21/02	295000	29640	N	N
9	321650	0310	12/4/02	450000	80494	N	N
9	321650	0410	11/12/02	325000	84942	N	N
9	321650	0450	4/5/02	330000	26896	N	N
9	405451	0170	10/17/01	330000	71244	N	N
9	405451	0170	4/29/02	350000	71244	N	N
9	405455	0080	5/15/02	269900	32665	N	N

Vacant Sales Removed from this Annual Update Analysis
Area 72

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
3	112605	9207	7/1/02	10000	Extreme Ratio
3	132605	9044	11/8/01	330000	TEAR DOWN; ESTATE ADMINISTRATOR, GUARDIAN,
3	404590	0038	3/13/01	93000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR;
4	192606	9008	6/6/01	145800	RELATED PARTY, FRIEND, OR NEIGHBOR;
4	192606	9011	6/18/01	235000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR;
4	192606	9107	6/12/01	40000	NON-REPRESENTATIVE SALE;
4	192606	9208	5/31/01	225000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR;
4	382531	0470	11/20/02	549900	Extreme Ratio
4	382531	1190	12/18/02	489100	Extreme Ratio
9	192606	9026	7/26/02	60000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR;